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Stay tuned... Your Social Committee is very busy!

Fox Chase Homeowners Association & Dues

The Fox Chase Homeowners Association is here to serve you, the residents of Fox Chase. We all know Fox Chase is a beautiful place to live, and, with your help, we can make this the friendliest and most sought after development in the area.

Where does your money go? Currently, homeowners dues are \$400 per year and as you know these dues pay our financial audits, utilities, entrance landscaping and upkeep, mowing all areas, including vacant lots, property taxes, committee expenses, insurance, website hosting, and the Amenities Project.

Fox Chase Homeowners' Association Annual Meeting

7:00 pm — February 1, 2007

Brock Road Elementary School Cafeteria

This is a very important meeting and we want all of you there. Along with a review of 2006 and updates on the Amenities Project, elections for new Board members will be held. Contact Christy Maupin, Chair of Election Committee, to put your name on the ballot.

We need YOU to participate in YOUR community.

Meeting Agenda (subject to change)

- I. Welcome of Community Members/Residential Concerns - Brian Bickley
 - A. Call the Meeting to Order
- II. Committee Reports
 - A. Committee Reviews
 - 1. Welcome Committee Report - Beth Malmquist
 - 2. Social Committee Report - Jennifer Stockli
 - 3. Grounds and Maintenance Committee - Steve Paul
 - 4. Architectural Review Committee - Dan Conway
 - 5. Website Update - Dave Frey
 - 6. Newsletter - Mary Blackmoor
 - 7. Amenities Committee - Mike D'Ablis/Brian Bickley
 - B. New Business
- III. Treasurer's Report - Barbara Shevchuk
 - A. Proposed Budget for 2007
 - B. Amendments to Budget
 - 1. Monetary Donation from FCHOA to New Fire Station
 - C. Approval of Budget/Final Vote
- IV. Nominations and Election of the Board of Directors - Brian Bickley
 - A. Importance of Serving - Christy Maupin
 - B. Nominations/Open Floor - Christy Maupin
 - C. Election and Results - Julie Paul
- V. Closing of Meeting

A Letter from the Chairman of the Election Committee...

Why do you choose to live in Fox Chase?

Many of us are drawn to the quiet seclusion surrounded by rolling hills, which is a stark contrast to the noise and traffic of the more densely populated areas of the county. We cherish our large lots, which give us room to breathe and move – yet, we still enjoy a true sense of “neighborhood.” We admire the individuality expressed in our homes and yards – glad that our houses don't follow the “cookie cutter” theory of development. Many of us have made good friends right next door and down the street a ways. Fox Chase has so much to offer each of us – can't you offer something in return?

If you are proud of where you live, if you want to keep it a desirable neighbor (whether for your own enjoyment or simply to maintain and increase your property values), if you want to make a good place to live even better, then please donate a few hours of your time to give something back to Fox Chase. We need you – our neighbors – to volunteer for the committees that help make Fox Chase a community that others will envy. Though a cliché, the old adage “many hands make for light work” applies – the more who volunteer the less

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work for everyone. If you're wary of the time commitment – don't be. Ask your friends in the neighbor to join with you to spread the workload. If you're shy or timid – don't be. Chances are you'll meet some nice people and make friends. If you're frustrated or unhappy with how things are done – don't be. We welcome new opinions, new ideas, and new energy. Just be prepared to work toward improvement rather than just complain.

Please contact Christy Maupin (cdmaupin@comcast.net) to volunteer. Choose one or more of the following committees according to your own interests and talents:

Amenities Committee. 2007 should be an exciting year for the Amenities Committee. Our site plans have been approved by the county and we have met with various contractors to find the best one for our needs. We think we have found a good match to help make the amenities a reality – if you want to move the amenities forward, this is good committee for you to join.

Architectural Review Committee (ARC). The ARC maintains the beauty of Fox Chase by ensuring residents follow our covenants and ARC guidelines. It meets once per month for one to two hours to review submissions, address violations, and identify potential problems. Its work helps protect our property values.

Grounds and Maintenance Committee. This committee maintains the beauty of Fox Chase by getting its hands dirty – literally. These are the folks who arrange our community work days and lead the efforts on those days. They also manage the mowing services for the common areas. Like the ARC, this committee helps protect the investment each of us has in Fox Chase. It requires a commitment of two afternoons and a few meetings at the beginning of the year.

Social Committee. The Social Committee has brought us Ladies Night and Bunko, where many of the ladies of Fox Chase have made friendships that extend way beyond those community-based activities. Consequently, their husbands and children make friends within the neighborhood as well. This committee also initiated two annual neighborhood events, the popular Egg Hunt and Block Party.

Welcome Committee. This committee welcomes new neighbors to Fox Chase and acclimates them to our community and what it offers. It meets as necessary.

We also welcome new members to the Board of Directors. Currently, six people have expressed an interest in serving – five are returning members. We can have up to nine. The Board's responsibilities include running Fox Chase business, enforcing the covenants, overseeing the committees listed above, and producing the newsletter. The Board meets two to three hours each month; members often have follow-up issues. Members, therefore, commit approximately three to five hours per month.

Board of Directors and Committee Reports for 2006

Board of Directors

Please plan to play a role in 2007 to make this a great neighborhood and community. We can't do it without you. Once new board members are elected at the Annual Meeting, Board meeting details will be published on the website. Remember, the first 15 minutes (7:00-7:15 pm) of each Board meeting is dedicated to "Resident Concerns." Please attend a meeting if you have an issue you want to discuss or just want to know what we're doing.

Treasurer's Report

A soil/erosion bond has been secured for the Amenities project. This bond will be in effect for two years and is secured against funds in our Money Market account. The security for this bond will be changed to HOA Equity once a loan is signed for our Amenities Project. As always, numbers and financial data will not be printed but any neighbor may contact me regarding questions. Barb Shevchuk.

Amenities Committee

We have a builder — Thomas J. Wack Company, General Contractor. We intend for work to be started as soon as possible. A few "housekeeping" issues need to be completed first, such as finalizing the building plans and securing the loan. Please stay tuned for an invitation to the Ground Breaking Ceremony. We want you to be part of this very important stage in Fox Chase's history.

Architectural Review Committee

This past year, many plans for fences, sheds, landscaping, and pools were approved. Remember these kinds of projects must be approved by the ARC before construction begins. The ARC form is on the Fox Chase website along with submission instructions. In addition, the ARC acquired a group discount on driveway sealing from Patriot Paving (854-9170). Prices will vary depending on the square footage of your driveway. If this works well in our neighborhood, we will try to get other group discounts for services such as power washing and gutter cleaning. Lastly, large vehicles, such as boats, need to be hidden from the road, along with vehicles without current license plates and county tags. If one of your neighbors is noncompliant with Fox Chase's rules and regulations, please tell us so we can follow-up on the matter. Steps will be taken to bring noncompliant residents into compliance with the covenants. Let's continue to keep this neighborhood a beautiful and desirable place.

Grounds and Maintenance Committee

We had high hopes for rejuvenating the Front Entrance landscaping during 2006, but we learned that a survey of the Front Entrance had not be completed since the subdivision's inception, as required in the development's By-Laws. This survey needed to be made and properly documented in Spotsylvania County land records. Much of our landscaping budget paid for the survey and filing it with the County. Along with that, rejuvenating the Front Entrance is a big project and very few people volunteer to be on the committee or join us on Cleanup Days. We hope you will join the committee or volunteer to help with the Front Entrance project. WE NEED YOU. For Cleanup Days, we ask for just 3 hours of your time twice a year. We'd like to see everyone, young and old, out helping by picking up trash, mowing/trimming areas along the road, sweeping streets and intersections, and weeding the Front Entrance. When you see the Cleanup Sign out, please take just 30 minutes of your time to help cleanup our development, if not just the street in front of your house.

Our current lawn service is likely to be hired again to continue maintenance on the Front Entrance. We feel the company has done a wonderful job and we are quite pleased with the results. Starting this year, the company will be hired to mow areas in front of homes and lots that are being neglected by the home or lot owner. The Board determined this need and recognizes that this additional mowing expense should not be borne by HOA dues of other residents, but by the homeowners who neglect to mow or trim their own lots. Fox Chase is a beautiful subdivision and when one homeowners is not doing their part to maintain their property, another homeowner has to take up the slack of the negligent homeowner. In order to remove the burden off the HOA and other homeowners, those homeowners who neglect their street side mowing will be billed by the Treasurer for the lawn service fee charged to mow their property. We encourage every homeowner to tend to their own lot by mowing or trimming out to the street. To find out more, attend the Annual Meeting.

Social Committee

The Social Committee would like to thank community members for their participation in the various social events that have taken place this past year. These include the Egg Hunt, Ladies' Night, Bunks, Holiday Home Sales, Community Block Party, and Meet Santa. We look forward to continuing these events in 2007. Ladies' Night and Bunko meet monthly. Please check the *Calendar of Events* and Fox Chase website for future dates and additional events. We hope to see new faces at our events in 2007.

Welcome Committee

In 2005, the Welcome Committee greeted 15 new households, however, 2006 was a very quiet year. We want to welcome all newcomers to Fox Chase. Our main goal is to greet each new homeowner within one month of their moving into our neighborhood. We deliver a packet of information about our community, along with a Lowe's gift card. Also, we present a "friendly face" and an offer of help if they need more information about Fox Chase or the surrounding area. Please contact one of us on the committee if you have any questions. We're glad you're here!

Website

Please visit our website, www.fox-chase.org, on a regular basis for updates of community events and information. Also listed is Spotsylvania County information that affects our subdivision. Links to many organizations of interest are listed, such as: Spotsylvania County's Website; Spotsylvania County Schools' Website; Spotsylvania Towne Center; Simply Fredericksburg; FredericksburgCity.com; Historic Fredericksburg, Virginia; the *FreeLance Star* Newspaper; Fredericksburg.com; Meadow Farms Golf Course; and Virginia.gov.

Garden Club

The Garden Club held its Second Annual Plant Exchange in October. Many residents came to share and exchange plants and flowers. We hope to see more of you at our upcoming meetings in 2007! Contact Beth Malmquist for more information. Here are a few garden tips for this Winter:

- ▶ Final fertilization for acid-loving plants: azaleas, rhododendrons, camellias, and hollies. Holly Tone and Miracle Grow's Miracid are two good products for these plants.
- ▶ Trees and shrubs can be planted throughout the year as long as the ground is not frozen. Mulch with 2-3" of pine straw or mulch. Remember, no "volcano" mulching—keep the mulch away from the trunks of trees as volcano mulching encourages insects to attack the outer layer of the trunk.
- ▶ Leave seed stalks for winter interest and food for the birds! Also, don't fret over brush you may not have gotten around to picking up, birds and small animals like this for cover and protection.
- ▶ Clean out your bird houses—birds do use them for roosting in the really cold weather. As many as 20 bluebirds have been found roosting together in one bluebird house.
- ▶ Try a heated birdbath near a window so you can enjoy the avian antics throughout the winter!
- ▶ Start reviewing seed and perennial catalogs for plants you are interested in trying during the next growing season. Now is a good time to plan on paper your next landscaping project.

HAPPY WINTER GARDENING!

2007 CALENDAR OF EVENTS

The Social Committee invites you! We have tons of fun and would like to meet more of you. Come on out and enjoy yourselves. New faces always welcomed! Want to host any of these events? Contact Tish Frey.

January 2007			
12 — Friday	SPECIAL RE-GIFT EVENT! Ladies Night (adult women) — bring a Re-Gift, your own beverage, and a snack to share.	7:00 pm	Debbie Bradfield's home 13504 Buglenote Way
27 — Saturday	Bunko Night (adult women) — bring your own beverage, a snack to share, and \$5 to play.	7:00 pm	Marisela Paone's home 13515 Buglenote Way
February 2007			
9 — Friday	Ladies Night (adult women) — bring your own beverage and a snack to share.	7:00 pm	Lynn Van Bruggen's home 13511 Buglenote Way
24 — Saturday	Bunko Night (adult women) — bring your own beverage, a snack to share, and \$5 to play.	7:00 pm	Ashley Conway's home 13503 Fox Chase Lane
March 2007			
9 — Friday	Ladies Night (adult women) — bring your own beverage and a snack to share.	7:00 pm	Barb Shevchuk's home 13508 Buglenote Way
24 — Saturday	Bunko Night (adult women) — bring your own beverage, a snack to share, and \$5 to play.	7:00 pm	Christy Maupin's Home 13600 Fox Chase Lane
Weekly Event			
Saturday Morning	Walking Club—Children and Leashed Pets welcomed! Let's get out and work off those holiday calories.	8:00 am	Meet—Corner of Fox Chase Lane & Buglenote Way

UPCOMING EVENTS

▶ Community Yard Sale, Cleanup Day, Garden Club...stay tuned for other events. If you haven't been receiving event reminder emails, contact Tish Frey, with your email address.

Special Ladies Night—Re-Gift Event!

Did you get that gift you think is absolutely wonderful, but just not quite your taste? Here's your chance to get something in exchange for it. Wrap it up, come to Ladies' Night, then go home with a new treasure. We'll play a game to get you something you really like. See *Calendar of Events* for details.

Community Bulletin Board—Good Neighbor Awareness

25 MPH—This is the speed limit in Fox Chase! Obeying the speed limit in Fox Chase may take you one extra minute to get out of the development. Isn't that extra minute worth the safety of the residents and children who live here? **SLOW DOWN AND OBEY THE LAW!**

Dogs! Please abide by the County's dog owner policies—keep your dog on a leash and clean up after them.

Disclosure/Covenants Packets. Disclosure/Covenant Packets may be purchased for \$100 a packet. Contact Julie Paul.

Community News You Can Use!
Business to Business...

This section is for Fox Chase residents to post personal and business opportunities. Personal postings are free, however, we charge a \$10 advertising fee per newsletter (payable to FCHOA) to offset the cost of producing the newsletter. Submit your article or advertisement (include logo, business card, or info) to Mary Blackmoor. Our newsletter is published 4 times per year—March, June, September, and December.


OWNER MATHEW JONES
(540) 379-8034



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Each Office is Independently Owned and Operated.





FOX CHASE HOMEOWNERS ASSOCIATION 2006

Board of Directors	President	Brian Bickley	None
	Vice-President	Christy Maupin	cdmaupin@comcast.net
	Secretary	Julie Paul	jgrpaul@comcast.net
	Treasurer	Barbara Shevchuk	basgraph@verizon.net
		Dave Anderson	dlanderson1@aol.com
	Newsletter Editor	Mary Blackmoor	mblackmoor@hotmail.com
Amenities Committee	Chairperson	Mike D'Ablis	usmcpsu@comcast.net
		Dave Anderson	dlanderson1@aol.com
		Dan Conway	danconway@adelphia.net
		Bob Manke	rmanke@egginc.com
		Barbara Shevchuk	basgraph@verizon.net
Architectural Review Committee	Chairperson	Dan Conway	danconway@adelphia.net
		Christy Maupin	cdmaupin@comcast.net
		Sandra Morton	sassee1_2000@yahoo.com
		Julie Paul	jgrpaul@comcast.net
Grounds and Maintenance Committee	Chairperson	Steve Paul	jgrpaul@comcast.net
		Rob Blackmoor	rblackmoor@comcast.net
		Beth Malmquist	nhabe70@verizon.net
		Bob Manke	rmanke@egginc.com
		Julie Paul	jgrpaul@comcast.net
		Mark Shevchuk	mauler51@verizon.net
		Wayne Worrell	Worrell.family4@verizon.net
		Adopt-A-Highway/Work Days	Julie Paul
		Front Entrance Landscaping & Maintenance	Rob Blackmoor, Steve Paul, Beth Malmquist, Bob Manke
	Sub-Committees	Lake & Dam Site	Bob Manke, Wayne Worrell
	Road Maintenance	Mark Shevchuk	
	Vacant Lot Mowing	Wayne Worrell	
Social Committee	Chairperson	Jennifer Stockli	jlstockli@verizon.net
		Lynne Anderson	dlanderson1@aol.com
		Nancy Bowles	nancy_bowles@verizon.net
		Ashley Conway	danconway@adelphia.net
		Tish Frey	tish.frey@comcast.net
		Lynn Van Bruggen	lynnkels@gmail.com
Welcome Committee	Chairperson	Beth Malmquist	nhabe70@verizon.net
		Nancy Bowles	nancy_bowles@comcast.net
Website	Webmaster	Dave Frey	Dave.frey@comcast.net

**Fox Chase Homeowners'
Association Newsletter**
Happy New Year!



Annual Meeting
7:00 PM—February 1, 2007
Brock Road Elementary School Cafeteria
www.Fox-Chase.org for community updates

FOX CHASE HOMEOWNERS ASSOCIATION
PO BOX 455
LOCUST GROVE, VA 22508

RESIDENT ADDRESS