

Letter From the President

We had our Annual Meeting in January, and the turn out was the normal faithful few. Decisions have to be made that effect every homeowner, but only 30% make the decisions for all of us. This is your community, just like it is for the rest of us. So if there is something you want done, or not done, you have to participate! This year the Board for Fox Chase is going to be working on these objectives:

1. Have a financial audit of our books. Both operating and amenities accounts.
2. Promote activities that will encourage a sense of "Community."
3. Have a Board member attend all scheduled meetings of the various committees.
4. Consider items that have been suggested in the past, such as (a) street lights, (b) security gate at the entrance, (c) faster development of the amenities property.

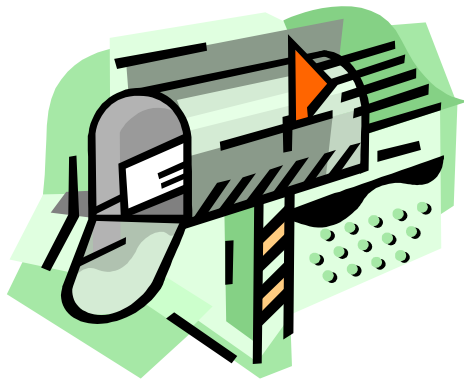
If you have any suggestions, or comments, give a Board member a call. It's not too late to sign up for a committee.

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Community Involvement Needed

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Are you new to the neighborhood?

Contact our
Welcome Committee Chairperson,
Lisa D'Albis
at
usmcpsu@adelphia.net

Calendar of Events:

- ♦ April—Annual Dues Mailing
- ♦ May 8—Spring Clean Up
9am at the front entrance
- ♦ May 15—Spring Clean Up
Rain Date 9am at the front entrance
- ♦ May 22—Spring Yard Sale
8am-1pm—ad to be placed in the Free Lance Star on Friday and Saturday
- ♦ May 31—Payment Due
Date for Annual Dues \$400
- ♦ Labor Day Weekend—
community picnic on the amenities property
- ♦ October 16—Fall Clean Up
9am at the front entrance
- ♦ October 23—Fall Clean up
Rain Date 9am at the front entrance
- ♦ October —Fall Yard Sale

Board Election Results

We had 27 homeowners participate in the election. 25 by attendance at the meeting and 2 by proxy vote. There were 3 write-in candidates added to the ballot at the Annual meeting in bringing the ballot up to 10 people for 9 seats. The officers were elected at the first board meeting.

President	Dick Cook
Vice President	Vince Goulding
Treasurer	Gary Whittington
Secretary	Tish Frey

Board Members at Large:

Dave Anderson, Brian Bickley, Mike Boitnott, Lisa Cary & Julie Paul

Light Up The Community

As a newcomer to our community, I realized how dark it is at night on the streets between our homes. I'm rather security conscious as I work as a Probation and Parole Office in the area. I also worry about children and walkers not being seen. Now serving on the board, I broached this subject and found that some residents were interested in lighting up our community. It is likely that as we add the amenities to our community that we will need lights there. I am willing to talk to Rappahannock Electric Company and find out what needs to be done to install lights throughout the community, if there is enough interest. I believe that Rappahannock would install the lights but then each household would share in the cost of the lighting in the community. It would be billed with your current electric bill. There was also discussion on having nice lights or regular street lights. The more elite would cost more. Lastly, there was a thought to make this a gated community alleviating some of the worries of unwelcome persons entering the areas of amenities and our community. We thought that a key pad entry would be used. We need to do further research on this as to the logistics of doing this, including entry for Fire and Police Personnel and Construction persons, repair persons, etcetera. Please contact me with your thoughts at srjrpaul@adelphia.net

Julie Paul, Board Member

Architectural Review Committee Report

Happy New Year to you! Thank you to all the residents of Fox Chase who are complying with the A.R.C. Guidelines and Covenants of Fox Chase. Without your assistance, the task of this Committee would be impossible to accomplish.

I'm sure many of you would agree Fox Chase is a beautiful subdivision. It is considered to be one of the most desirable places to live in Spotsylvania County. One of the reasons our subdivision is so beautiful is because we have Covenants that were established when this subdivision was created in 1991.

The goal of the A.R.C. is to enforce those Covenants to keep Fox Chase as beautiful tomorrow as it is today. This means that all of us must comply as a community to the very strict by-laws which keep Fox Chase looking its best. Although many of these items may seem trivial, as you look at other neighborhoods you'll notice how things can "slip away".

2004 Committee

Lisa Cary-Chair
lisadeanna22@earthlink.net

Brian Bickley
brian.bickley@vafb.com

Dick Cook
foxhill@verizon.net

Vicki Gelb
vgelb101@aol.com

Julie Paul
srjrpaul@adelphia.net

Rebecca Whittington
rnwhittington@adelphia.net

Take a moment to review Section V of our Covenants which explains in great detail the restrictions and reservations of our community. If you are in violation of any of these Covenants, please correct the situation within the next couple of weeks. If you have a question or problem about one of our Covenants please call me. The A.R.C. will work with you to come to a resolution that is practical, not impossible.

Please continue to submit Architectural Review Requests for the following:

- Play sets, tree houses, sand boxes, play houses and the like
- Pools
- Landscaping changes, additions or deletions, including patios, decks, porches, and well surrounds
- Fences
- Sheds, garden houses, gazebos or any other building
- Change to the exterior finishes of your home, shed, garage doors, etc...
- Lighting changes, additions or deletions to the exterior of your home or integrated into the landscaping of your property

Please log on to www.fox-chase.org to obtain the most up-to-date Architectural Review Request form, view A.R.C. Guidelines and Fox Chase Covenants. As always, you may contact me lisadeanna22@earthlink.net or fax me at 972-5505. I look forward to another fantastic year.

Warmly, Lisa W. Cary, A.R.C. Chairperson

Amenities Committee Report

2004 Committee

Mike D'Albis-Chair
usmcpsu@adelphia.net

Gayle Goulding
gouldingg@aol.com

Richard Kline
richardkline@adelphia.net

Mark Wakeman
mark.wakeman@jsf.mil

Myron Wasiuta
mwasiuta@mwc.edu

It was announced at the Annual meeting in January that the actual costs for Phase 1 of the project will be \$30,000 more than expected. This was due to county requirements stating that the road needed to be paved in Phase 1 (instead of a later phase) and more landscaping was necessary for the required buffer. Many options were discussed at the meeting. The board met and decided not to raise the dues to cover this cost. The Amenities Committee was then tasked to either (1) cut something from Phase 1 or (2) collect enough signatures to obtain a loan. A loan would require two thirds approval from the homeowners. Questions that were raised at the November 2003 Amenities meeting have been answered by the loan officer. The committee is planning on contacting the community about obtaining a loan.

The committee is also working on creating the Amenities Rules and Regulations. These rules will be presented to the Board for approval. Once the rules have been determined there will be a notice sent out to the community, it will be posted on the community website, www.fox-chase.org and it be posted at the entrance to the amenities property as well as other various signs and markers on the property itself. Please feel free to contact me or anyone on the committee with comments, suggestion or concerns about the Rules & Regulations or security. I am looking forward to speaking with you in the near future.

Mike D'Albis
Amenities Chairperson

Grounds Committee Report

The Road Maintenance Sub-Committee will stay on top of VDOT in our attempts to get the entire subdivision re-paved, and receive timely snow-plowing and road easement mowing.

We set Spring and Fall Neighborhood Clean-up and Work Days as Follows:

Spring Work Day (Work on Guard Rails Trim, Plant(?), Paint, Litter: May 8, 2004

Spring Work Day Rain Date: May 15, 2004

Fall Work Day (similar tasks): Oct. 16, 2004

Fall Work Day Rain Date: Oct. 23, 2004

Wayne and Dave were given a copy of the "Daily Planted" contract for the front Entrance mowing, trimming and Maintenance from 2003 for review and to put out to bid for 2004. "Daily Planted" has already submitted a bid. We expect other bids and the Committee recommendation by the end of February for the board.

2004 Sub-Committees

Adopt-A-Highway	Venitta McCall
Road Maintenance	Bob Manke Ron Thompson
Vacant Lot Mowing	Ron Thompson
General Work Days	Steve Smith
Front Entrance and Landscaping	Dave Anderson Wayne Worrell

A similar vacant lot mowing schedule of May 15, July 15, and Sept. 15 was once again agreed upon.

The Committee briefly discussed who would be responsible for maintenance of the Fox Chase Lake Dam, cleaning, etc. and for lakeside clean-up if necessary. The Board has apparently taken this responsibility, and individual lot owners are responsible for fallen trees from their property into the lake.

Ron Thompson, Grounds Chairperson

2004 Committee

Ron Thompson-Co-Chair
rontalley@aol.com

Wayne Worrell-Co-Chair
his_glory7@msn.com

Dave Anderson
dlanderson1@aol.com

Bob Manke
rmanke@egginc.com

Venitta McCall
vmccall@mwc.edu

Steve Smith
cindyandsteve85@aol.com

2004 Board Members

President-Dick Cook
foxhill@verizon.net

Vice President-Vince Goulding
gouldingvj@mcwl.quantico.usmc.mil

Secretary-Tish Frey
tish.frey@adelphia.net

Treasurer-Gary Whittington
gwhittingtonsr@adelphia.net

Dave Anderson
dlanderson1@aol.com

Brian Bickley
brian.bickley@vafb.com

Mike Boitnott
qahomemaint@aol.com

Lisa Cary
lisadeanna22@earthlink.net

Julie Paul
srjrpaul@adelphia.net

Annual Dues Reminder

FCHOA property owners are reminded that annual dues notices will be mailed the first of April and will be due May 31, 2004. The dues this year will be \$400 reflecting the recent increase of \$295 to finance the Amenities development project. Please make plans to submit your dues timely.



*Labor Day
2004
Community
Picnic*

**Fox Chase Amenities Committee
2004 Goals**

- 1) Design and execute a plan to collect signatures from the community in regards to the pool/loan issue
- 2) Craft rules and regulations to govern the amenities property
- 3) After county approval and a course of action is finalized, oversee the execution of development of the amenities property in keeping with the interests of the environment and community
- 4) Provide community access at the earliest date
- 5) Keep community informed of all progress

Financial Summary

**FCHOA FINANCIAL SUMMARY—JANUARY 2004
CHECKING ACCOUNT**

**FCHOA FINANCIAL SUMMARY—JANUARY 2004
AMENITIES ACCOUNT**

<u>INCOME</u>	
Homeowners Dues	\$
Disclosure Packets	\$
ARC Plan Approval	\$
Lot Mowing	\$
Total Income	\$0.00

<u>EXPENSES</u>	
Legal Fees	\$
US Postal	\$ 4.42
Utilities	\$65.09
Front End Landscaping	\$
Vacant Lot Mowing	\$
Misc. Administration	\$20.90
Welcoming Committee	\$
Insurance	\$
Returned Checks/Fees	\$
Total Expenses	\$90.32

<u>NET TOTAL</u>	
Income	\$0.00
Expenses	\$90.32
Subtotal	\$(90.32)
Opening Balance 1/1/2004	\$26,401.49
Net Total	\$26,311.08

<u>INCOME</u>	
Cell Tower	\$26,225.45
Total Income	\$26,225.45

<u>EXPENSES</u>	
Federal Taxes	\$
State Taxes	\$
Estimated Taxes	\$
Legal Fees	\$
Miscellaneous	\$
Property Taxes	\$
Mowing	\$
ECS	\$
The Engineering Group	\$
Anderson & Assoc.	\$
John James, Landscape Architect	\$
Monroe & Crocker, P.C.	\$
Total Expenses	\$0.00

<u>NET TOTAL</u>	
Revenue	\$26,225.45
Expenses	\$0.00
Subtotal	\$26,225.45
Balance 1/1/2004	\$26,182.92
Net Total	\$52,408.37