



Amenities Property Decision

The results of the community wide vote were as follows:

- 34 votes for the "Wet" package
- 26 votes for the "Dry" package
- 4 votes for no amenities at all
- 32 did not cast a vote

Even though the two options "Wet" and "Dry" are fairly close in the vote count, these votes clearly show that a majority of the community wants amenities. Since a loan requires signatures from 2/3rds of the community, the board voted to be fiscally responsible by going with a "pay as you go" approach to building the amenities. In order to proceed with this approach, the board voted to increase dues to \$400 a year. The dues increase will become effective with the May 1, 2004 billing.

The increase in the annual dues will cover the costs for Phases 1-3 with no loan required. These projects should be completed within 3 years. At the end of Phase 3, the board and community can decide if funding for the future phases (the pool/pool house and the clubhouse). The options would be: (1) dues stay at \$400 a year and begin from scratch to save up until there is enough money to start (estimated at about 6 years, which would be 2012) or (2) get 2/3rds of the community to sign for a loan for construction for completion estimated within 1 year, which would be 2007) or (3) reduce dues after the third phase is completed if no pool is desired at that time.

If the pool is to be constructed, it will be in Phase 4. Provisions will be made for a pool and pool house through out the first three phases. The drainage and plumbing will be prepped and the pavilion will be built in such a way that it can be enclosed later for the pool/pool house.

Final plans for the amenities property and phases will be presented at the January annual meeting to be held on Tuesday, January 13th at 7:00pm at Brock Road Elementary School in the cafeteria.

A community wide Labor Day picnic will be scheduled to celebrate the completion of Phase 1 of the amenities property and each year after that to celebrate each additional phase that is completed.

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Join the Board of Directors

We need more volunteers to sign up for the Board of Directors election at the January Annual Meeting. There are seven people signed up right now and the board can have up to nine members. If you want to have your voice heard and speak your mind, please join us. To sign up, please contact Tish Frey at tish.frey@adelphia.net

The Board of Directors meets once a month (usually the first Sunday at 4pm or 7pm) and the meetings last about an hour to 2 hours. The meetings occur at a board member's house and rotates through out the year. Officer elections will be held at the first board meeting.



Community Spirit

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Calendar of Events:

- ♦ January 13th @ 7pm—
Annual Meeting at Brock Road Elementary School
- ♦ May—Spring Clean Up
- ♦ May—Spring Yard Sale
- ♦ Labor Day Weekend—
community picnic on the amenities property
- ♦ October—Fall Clean Up
- ♦ October Fall Yard Sale



Amenities Property Decision (Continued)

Listed below is the estimated timeline for construction of the amenities property based on what the community ranked as a priority while considering the costs:

Phase 1 – estimated to be completed before Labor Day of 2004
 Access to the amenities property from the main entrance, grading, pavilion, multi-purpose field and gravel parking lot.
Note: the multi-purpose field will not be regulation size for any sport
Estimated Cost: \$150,000

Phase 2 – estimated to be completed before Labor Day of 2005
 Tot-Lot, trails, five (5) bridges (including access to Lot 70) and dock.
Note: there will be no parking on Lot 70
Estimated Cost: \$50,000

Phase 3 – estimated to be completed before Labor Day of 2006
 Tennis/Basketball Court
Estimated Cost: \$62,000

Phase 4 – estimated to be completed before (TBD)
 Pool & Pool House
Estimated Cost: \$330,000

Phase 5 – estimated to be completed before (TBD)
 Clubhouse
Estimated Cost: \$170,000

Thank you for a record participation in the vote for the amenities property!!



*Labor Day
 2004
 Community
 Picnic*

Funding for each phase would go as follows:



Phase 1	\$109,204 \$25,442 <u>\$26,900</u> \$161,546**	Savings from amenities lawsuit settlement Cell phone tower income for 2004 Homeowner dues for 2004 (due in May minus admin)
Phase 2	\$26,205 <u>\$26,900</u> \$53,105**	Cell phone tower income for 2005 Homeowner dues for 2005 (due in May minus admin)
Phase 3	\$26,991 <u>\$26,900</u> \$53,891**	Cell phone tower income for 2006 Homeowner dues for 2006 (due in May minus admin)

**depending on actual costs, miscellaneous items will be added such as: paving the entrance road, lighting, picnic tables, trash cans, grill, etc

DRIVE 25 MPH!!

**Please slow down
 there are kids at play!!**

2003 Committee

Mark Wakeman-Chair
Mike Boitnott
Mike D'Albis
Dave Frey
Gayle Goulding
Jennifer Stockli

Amenities Committee Sign Ups

The Amenities Committee is looking for a few good men and women who are excited about making amenities improvements to Fox Chase that strengthen everyone's sense of community. The committee meets as required (usually once a month or as needed) to discuss the amenities project and report on individual assignments within the committee. We are welcome new members who know and appreciate the special character of Fox Chase and want to make it even better. No need to wait until next year to join and get involved, please call Mark Wakeman at mark.wakeman@jsf.mil, we welcome your help. Please join us now or you can sign up for next year.

Mark Wakeman
Amenities Chair

Architectural Review Committee Sign Ups

Thank you for an incredibly successful year. Should anyone like to join the A.R.C. for the 2004 year, please sign up for the Committee at our HOA meeting in January or e-mail me at lisadeanna22@aol.com. Our final meeting this year will take place on December 11, 2003. All submissions received after that date will be reviewed next year. God Bless and Happy Holidays from the A.R.C.

Lisa Cary
Architectural Review Chair

2003 Committee

Lisa Cary-Chair
Dave Anderson
Brian Bickley
Dick Cook
Vicki Gelb
Rebecca Whittington

Grounds Committee Sign Ups

The grounds committee plans out the work days and clean-up days, handle the vacant lot mowing, roadsides, and roads repairs and contact with VDOT. We meet every 3 months. There are subcommittees for the work days and clean-up days. As a committee, we decide about the front entrance maintenance (which is currently contracted out), communicate with the contractor the needs at the front entrance, and check performance before passing on the billing to the Treasurer. If your are interested in joining the committee, please contact Ron Thompson at Rontalley@aol.com.

Ron Thompson
Grounds Chair

2003 Committee

Ron Thompson-Chair
Brent Jones
Bob Manke
Venitta McCall
Steve Smith

2003 Sub-Committees

Adopt-a-Highway-Venitta McCall

Road Maintenance-Bob Manke

Vacant Lot Mowing-Ron Thompson

Front Entrance Landscaping & Maintenance-Ron Thompson & Bob Manke

General Work Days-Steve Smith



**Thank you to all of the
volunteers who served on
the board and committees
this year!!**

2003 Board Members

President-Dick Cook
foxhill@verizon.net

Vice President-Dave Anderson
DLANDERSON1@aol.com

Secretary-Tish Frey
tish.frey@adelphia.net

Treasurer-Cindy Smith
CindyandSteve@aol.com

Gary Whittington
gwhittingtonsr@adelphia.net

Brian Bickley
brian.bickley@vaaf.com

Annual Meeting Announcement

The Fox Chase Homeowners Association Annual Meeting will be held on Tuesday, January 13th at Brock Road Elementary School in the cafeteria. At this meeting we will review the final amenities property plan, elect the board member for 2004 and have sign ups for the 2004 committees.

Directions:

From the main entrance/exit to Fox Chase, take a left onto Route 3 (going east) for about .29 miles. Take your first right onto Brock Road (Route 613) at the Amoco station. Follow that road for about 3.57 miles. The school will be on your left hand side.

*Brock Road Elementary School
10207 Brock Road
Spotsylvania, VA 22553*

We wish
you and your family
a wonderful
holiday season!



Financial Summary

**FCHOA Financial Summary-GENERAL
January-November 2003**

<u>Income</u>	
Disclosure Packets	\$1,080.00
Lot Mowing	\$4,740.26
Homeowner Dues	\$9,647.42
Architectural Review Committee	\$1,000.00
Rappahannock Electric	\$12.55
Total Income	\$16,480.23
<u>Expenses</u>	
U.S. Postal	\$327.82
Utilities	\$737.03
Front End landscaping	\$3,767.25
Vacant Lot Mowing	\$1,320.00
Legal Fees	\$188.75
Miscellaneous Admin	\$852.13
Welcoming Committee	\$338.94
Tax Preparation	\$190.00
Insurance	\$588.00
Website	\$35.00
Safe Deposit Box	\$35.00
Total Expenses	\$8,379.92
<u>Net Total</u>	
Income	\$16,480.23
Expenses	\$8,379.92
Sub-Total	\$8,100.31
Opening Balance (January 03)	\$18,937.67
Net Total	\$27,037.98

**FCHOA Financial Summary-AMENITIES
January-November 2003**

<u>Income</u>	
Cell Tower	\$25,461.60
Overpayment of closing cost	\$17.60
Total Income	\$25,479.20
<u>Expenses</u>	
Va. Department of Taxation	\$1,215.00
U.S. Treasury-2003 est. taxes	\$2,255.00
Taxes (Lot 70)	\$65.98
Legal Fees	\$11,838.13
Miscellaneous (copies, postage)	\$302.13
Amenities Mowing	\$900.00
Engineering Consulting Services	\$5,543.00
The Engineering Group	\$4,500.00
Anderson & Associates	\$4,499.00
John James (Landscape Arch.)	\$4,216.00
Monroe & Crocker, P.C.	\$2,684.48
Total Expenses	\$38,018.72
<u>Net Total</u>	
Income	\$25,479.20
Expenses	\$38,018.72
Sub-Total	(\$12,539.52)
Opening Balance (January 03)	\$19,733.19
Net Total	\$7,193.67
<u>Certificate of Deposit</u>	
Balance	\$109,204.65