

P.O. BOX 455
LOCUST GROVE, VA
22508

SPECIAL POINTS OF INTEREST:

- November 1st
Fall Clean Up
Day - meet at
8am in the
Amenities
Parking Lot
- December 1st
deadline to
return voting
ballot enclosed
- January 15th
2009 Annual
Meeting -
please plan to
have one voting
member from
each household
attend - 7pm at
Brock Road
Elementary
School

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Fox Chase Homeowners

Association Newsletter

VOLUME 10, ISSUE 4

OCTOBER 2008

Letter From The President

Years-end is looming. Over the 2008 term serving as your President, the Board of Directors and associated committees have undergone more challenges than all others before. With that said, I am pleased to inform you that once we close the books for the year, we will be closing with a financial surplus with no outstanding challenges for transition to the next Board of Directors.

One important factor for the neighborhood to understand is the cell tower/silo revenue and its relationship to our Money Market account. Mr. Brian Bickley, our previous President, did an outstanding job negotiating and closing on continued cell tower revenue for a ten-year period – with final closure occurring during my tenure. For those who intend to live here beyond the next nine years, **you should pay close attention to this subject.** After the next nine years, there is no guarantee of continued need for the cell tower and revenue as a result of advancing technologies – where the need for a cell tower may become obsolete. Thousands of cell towers are disappearing due to this pending technology change. If the cell tower revenue goes away, this will have a major impact to each homeowner. If you consider the income from the cell tower and translate that into annual homeowner dues, the impact to each homeowner would be more than \$125 in annual dues – in 2008 dollars (no escalation). This fact translates into the need to locate new customers for integration of systems into the silo over the coming years. Each individual living in this neighborhood has a different skill set and contacts. Any individual having a contact who may have access to such technologies is highly encouraged to promote our cell tower/silo – at a minimum, to initiate interest and pass to the Board of Directors the contact information to allow the Board to market the opportunity. The affect of adding systems now and over the next few years may reduce each homeowner's annual dues – or at a minimum, will mitigate any near-term increase.

Funds from the cell tower are deposited into our Money Market account. There's a delicate balance between the amount in the Money Market account and homeowner dues – where one objective is to maintain steady-state reserves in the event of an unforeseen issue. The second objective is to use a portion of the funds as the amount increases to offset the need for increasing homeowner dues. Therefore, fiscal restraint in terms of the Money Market account is paramount – (continued on page 2)

2009 Annual Meeting - January 15th

Please mark your calendars and plan to attend the 2009 Annual Meeting on Thursday, January 15th at 7pm at Brock Road Elementary School. We will be reviewing the 2009 budget which could affect your dues. Please see attached voting form concerning lifeguards for the pool and return by December 1st so that the budgets and estimates will be ready by the Annual Meeting.

We also need volunteers to sign up for the board and committees. Some volunteers have been participating for years and would like to step down if new people sign up. Please be sure to sign up when you come to the Annual Meeting. If you are unable to attend the Annual Meeting, please contact Tish Frey at 972-6996 or info@fox-chase.org if you are interested in signing up for the Board or any Committee(s).

Please note: if Spotsylvania County Public Schools are closed, the meeting will be cancelled and held on Thursday, January 22nd at 7pm. Notices for any changes will be sent via email and posted on the bulletin board at the front entrance.



For inquiries,
 comments,
 concerns or
 suggestions
 regarding this
 newsletter,
 please contact
 any Board
 member listed on
 page 7.
 Submitted
 articles are spell
 checked and
 incorporated
 into the design
 and are the
 responsibility of
 their respective
 authors.
 -Tish Frey

Letter From President (continued)

and the ability to add other systems into the silo cell tower is important. Kudos to Brian Bickley on securing ten years of cell tower revenue, but the addition of new systems is important to our future, and as we all know, a year seems to pass very quick and all the variables involved to legally clear the way before a system can be installed and operational takes time – so there's no time to waste.

Now that we have discussed the Money Market account and the delicate balance along with how this balance affects you, let's bring up the matter of lifeguards. This subject must be resolved prior to the Annual Meeting so that the 2009 budget can be established and approved at the meeting. Due to this fact, you will find attached as part of this newsletter a form providing you an ability to cast your vote. If you have a strong desire to have lifeguards then you must respond with a "YES" vote. If you do not respond then your vote will be considered as a "NO" vote.

Due to the delicate balance of the Money Market funds, there's currently no intent to apply these funds toward financing lifeguards. If these funds were used while minimizing annual dues increases, analyses of financial projections demonstrate an eventual depletion of the Money Market account and over time – resulting in a loss – inducing an unacceptable increase to homeowner annual dues. If the majority, in accordance with the By-Laws, vote in favor of lifeguards, then homeowner dues will have to be increased so that we do not to deplete the Money Market account.

Using lifeguard bids provided while planning for the 2008 season, not including inflationary considerations for 2009, each homeowner dues would require an increase of \$65.00 to support lifeguards services of 3-days a week. By simply doing the math, 7-days a week would be approximately \$150.00 per homeowner a year. If you have a strong desire to have lifeguards, complete the form as directed for a "YES" vote and mail the form in accordance with the guidance provided.

We are very near closure of all actions necessary to complete the amenities site. The gates to the entrance have been installed and the shed in support of Grounds and Maintenance community equipment was recently delivered. The remaining critical effort involves the Final Erosion inspection by the County which in turn would then release the \$45,000 Bond and provide the final step leading to Construction Loan closure. A champion throughout this entire process has been Mr. Mark Wakeman who has been staying on top of each and every step since the beginning. We expect acceptance and closure of the Erosion inspection soon which will then kick-off the final series of events. As I and the Board of Directors have already done, this community should recognize the diligence and effort provided by Mr. Mark Wakeman who has proven to be a tremendous asset to the community.

During 2009, the Board of Directors can expect smooth sailing, where everything put in place over the last few years and this year will primarily be in a 'maintenance-mode.' You can expect minor improvements to the amenities site, possible improvements to the amenities property by the lake for better access and use, but nothing major necessitating oversight management diligence. With that said, it is my opinion that the primary focus and direction over the next few years should be systems additions to the cell tower or the addition of a tower.

Please volunteer to be a member of the Board of Directors at the Annual Meeting and serve your community. At a minimum, please volunteer to be on one of the committees – who play an important role for this community helping to keep your annual dues low.

This is the last newsletter of the 2008 year, and this is the last message I will be providing to you as I will be stepping down at the Annual Meeting due to career changes. The Board serving with me has proven to be tremendous asset and have become people I classify as friends...what more could one ask? We have accomplished a great deal over the year and the dynamics and thought provoking input from each individual proved invaluable. A big thanks and admiration goes from me to the entire Board. You are good people.

Thanks for providing me the opportunity to serve you, and I'll see you at the Annual Meeting.

Tim Wilson - President - 972-7865 or tjewilson@comcast.net

Treasurer Report

The second installment for homeowners dues were mailed by October 1st. The final payment is due on October, 31st. If you do not receive a bill, you are up to date. I specified to each home owner the date of your last payment and the amount you paid. Please let me know if you have any questions regarding your statement. As always, financial information is available to any home owner upon request.

Barb Shevchuk
Treasurer
972-4304 or basgraph@verizon.net

Amenities/Pool Committee

Many enjoyed the new Fox Chase community pool this past summer. Thank you for being patient and understanding as we opened the pool to the community. It was apparent that our neighbors took great pride in our new pool. The pool house, pool area and pavilion were kept clean and furniture put back into place before leaving. Just a reminder for the future that if there is a contamination (i.e. blood, vomit, feces, etc.), please notify a contact person listed on the bulletin board located in the pool house. Most homeowners have received key-card access to the pool house/pool. If you have not received yours and have signed the Liability and Waiver Form, please email me at amenities@fox-chase.org. The pool house/pool area is now closed. Key-card access will be re-activated when the pool re-opens. Additionally, the new gate will be closed and locked for the season. If you have any questions or concerns, please contact me at amenities@fox-chase.org.

Jennifer Stockli
Chairperson
972-7188 or amenities@fox-chase.org

Did you get your pool key card? If not, contact the Amenities/Pool Committee at amenities@fox-chase.org

Architectural Review Committee (ARC)

The ARC did a complete evaluation of the entire neighborhood over the summer and notified each neighbor who needed to take action on their property. Please remember to maintain the easement area (including the guardrails) the entire length of your property along the road. We are trying to save money by not having the landscaping company mow that area. Should you fail to maintain this area, you will be billed \$100 per mowing that the association does for you. As always, please remember to submit an application for any changes to the exterior of your house and/or property. You can find the submission form online at www.fox-chase.org. Just click on the link for "ARC Guidelines/Form". You can also use this form to report any problems you see in the neighborhood. Thank you for your cooperation and support in keeping our neighborhood a beautiful place to live.

Dan Conway
Chairperson
972-8124 or danconway3@comcast.net



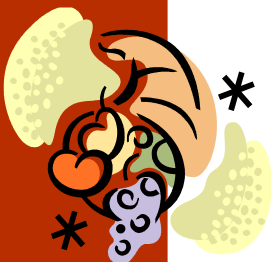
Let's keep our neighborhood beautiful and at the top of the real estate market.



Fall Clean Up Day
Saturday, November
1st @ 8am

*New to the
neighborhood?*

*Contact us at
info@fox-chase.org
so we can greet you
with a special gift.*



Grounds & Maintenance Committee

Fall is here and we are preparing for the next Community Clean Up Day on Saturday, November 1st. The rain date will be November 15th. We will be starting at 8am (please note new start time). Please meet in the Amenities Parking Lot. If 8am is too early for you, please show up as soon as you can. You'll be able to find someone working there and can ask how you can help out. We are planning to do the final mowing of the amenities property and clear out some more around the lake. If there are enough volunteers, we would also like to work on clearing out the area around the silos. If not, we'll be scheduling a separate clean up day for that area. Take a walk through the amenities property when you get a chance. You'll see that we've added a new shed to store all of the new equipment for maintaining the amenities property ourselves. Please be sure to take some time to assist in the clean up so we can continue to save money by doing the maintenance ourselves.

Wayne Worrell
Chairperson
972-5450 or worrell.family4@verizon.net

Garden Club

October through Thanksgiving is a great time to be in the garden. Prepare your planting beds for next spring or for your fall planting of shrubs and trees.

--Dig your planting hole three times the size of your root ball. Mix in any amendment to improve drainage, but don't add too much really rich compost or other organic material because you don't want the roots to "hit the wall" when they encounter the unprepared soil. They need to spread into the surrounding ground. Backfill halfway and water thoroughly, let it soak in, and complete backfilling. Make sure the tree or shrub - with back-filled soil - is sitting an inch or two above ground level. Then use 2-3 inches of mulch spread out over the planting hole. Don't mound it up around the tree trunk. Water during the winter if we do not have 1 inch of rain per week. (If you don't have a rain gauge, put a can or container out on the ground and measure the depth after rain.)

--Don't prune at this time of year! Pruning stimulates new growth which you don't want as we head into winter. Wait until February to do your pruning. It's best for the plant, and you can see the tree/shrub structure better when leaves are off the tree. Spring-flowering shrubs should be pruned right after they bloom.

--Fertilize the acid-loving plants through November. This includes azaleas, rhododendrons, camellias, dogwoods and a variety of other trees and shrubs. Hollytone is one example of a good fertilizer for the acid lovers. Check the bag for a list of these plants.

--Lots of decorating materials for the holidays can come from your garden and landscaping. Look around for twigs with berries, evergreen boughs, magnolia and camellia branches and dried seed stalks that you can use to make interesting arrangements.

Happy Fall!

Beth Malmquist
Chairperson
972-1472 or nhabe70@verizon.net

Friendly Reminder About Pets

For those of you who have pets, a few reminders: (1) please remember to clean up after your pet and (2) please remember to keep your pet on a leash. There have been many reports to the Board of Directors about pets (dogs and cats) wandering around the neighborhood unsupervised and “littering” on other homeowners properties as well as the amenities property. We all want to keep the neighborhood a friendly and pet-friendly neighborhood so please be sure to take responsibility for your pets. Thank you for your cooperation.

Social Committee



The Fox Chase Social Committee has been busy planning upcoming events. The block party was another wonderful success. Thank you to all of you who volunteered to bring items needed and thank you to everyone who helped blow up water balloons and helped with set up. We couldn't have done it without you!!

The 4th Annual Holiday Boutique is scheduled for Saturday, November 15th. Avoid the rush of the busy malls, etc. and support your neighbors who have home businesses or homemade items to sell. Either come to make a wish list or come to shop for others. Also, if you are interested in participating or would like more information, please feel free to contact me. The more, the merrier!

If you still haven't joined us for Ladies Night or Bunko/Game Night please do!! These events usually last until at least 11pm so feel free to stop by later in the night if you can't get there early.

Check out the calendar of events and the website(www.fox-chase.org) for upcoming events. Please contact me at 972-7863 or usmcpsu@comcast.net if you have any ideas for new events or suggestions for current events.

I'd like to thank all of those who have been involved in putting on our social events and for opening their homes to us.

Lisa D'Albis
Chairperson
972-7863 or usmcpsu@comcast.net

Want to exhibit in the 4th Annual Holiday Boutique? Contact the Social Committee

Thank You From A Neighbor

To our neighbors and friends:

Please know that Linda and I sincerely appreciate your sympathy and kindness as we try to cope with the tragic loss of our son Erik. We are confident Erik is with GOD, and we know that in the hardest things we do, love sees us through. So, we have gained some measure of comfort from the heartfelt prayers and gifts from friends who mourn with us, and especially from the memories of Erik that will remain forever in our hearts.

With warmest sincerity and appreciation,

Jim, Linda, and Mario



Calendar of Events

Check out the most up-to-date Calendar of Events on our website: www.fox-chase.org



Not getting
community emails?
Contact
info@fox-chase.org
to be added to the
list for future
updates

Please
remember
to drive
25 mph

- October 25th @ 7:30pm **Halloween Party** (adult men & women)
The Van Bruggen's Home
13511 Buglenote Way
Please wear a costume (not required) and bring your own beverage with a snack to share. Prizes for best costume for: male, female and couple
- November 1st @ 8am - ?? **Community Clean Up Day** (everyone)
Meet at the Amenities Parking Lot - if you can't be there at 8am, please come as soon as you can to assist. (Rain Date: November 15th)
- November 4th @ 6pm **November Board of Directors Meeting** (everyone for first 15 minutes)
Lynn Kelsey's Home
13511 Buglenote Way
- November 7th @ 7:30pm **Ladies Night** (adult women)
Christy Pauley's Home
10741 Greenbriar Lane
Please bring your own beverage with a snack to share
- November 15th TBD **Holiday Boutique** (everyone)
More information to come - please be sure you are on the community email list
If you are interested in exhibiting, please contact the Social Committee.
- November 22nd @ 7:30pm **Bunko/Game Night** (adult women)
Cathy Torkos' Home
13300 Fox Chase Lane
Please bring your own beverage with a snack to share
- December 1st **Voting Ballot Due** (see enclosed ballot about the 2009 budget)
- December 2nd @ 6pm **December Board of Directors Meeting** (everyone for first 15 minutes)
Tim Wilson's Home
10811 Heathermore Place
- December 6th @ 7:30pm **Cookie Swap** (adult women)
Lisa D'Albis' Home
10802 Heathermore Place
More information to come - please be sure you are on the community email list
- December 19th @ 7:30pm **Ladies Night/Gift Exchange** (adult women)
Christy Maupin's Home
13600 Fox Chase Lane
More information to come - please be sure you are on the community email list
- January 6th @ 6pm **January Board of Directors Meeting** (everyone for first 15 minutes)
Barb Shevchuk's Home
13508 Buglenote Way
- January 15th @ 7pm (Snow Date: January 22nd) **2009 Annual Meeting** (a voting member from each home should attend)
Brock Road Elementary School
10207 Brock Road
Directions: take a left out of the community on to Route 3, take your first right at the stop light onto Brock Road, go through the 4 way stop sign, the school will be on your left in about 2 miles after the stop sign.
Note: if Spotsylvania County Public Schools are closed, the meeting will be cancelled. Notices for a new date will be sent via email and posted on the bulletin board at the front entrance.

Board of Directors (Please Consider Joining)



President	Tim Wilson	972-7865	tjewilson@comcast.net
Vice President	Jerry Stockli	972-7188	ges785@verizon.net
Treasurer	Barb Shevchuk	972-4304	basgraph@verizon.net
Secretary	Tish Frey	972-6996	tish.frey@comcast.net
Members At Large	Dan Conway	972-8124	danconway3@comcast.net
	Darcey Wakeman	972-3460	sincerelydcw@comcast.net
	Lynn Kelsey	972-9858	lynnkels@gmail.com
	Ron Maupin	972-4588	rnmaupin@comcast.net

Committees (Please Consider Joining)

Amenities/Pool Committee– Chairperson: Jennifer Stockli 972-7188 or amenities@fox-chase.org
 Members: Kelly Absher, Ashley Conway, Dan Conway, Mike D’Albis, Chuck Fennell, Dave Frey, Lynn Kelsey, Beth Malmquist, Rich Torkos, Myron Waisuta, Terry Waisuta and Wayne Worrell.

Architectural Review Committee - Chairperson: Dan Conway 972-8124 or danconway3@comcast.net
 Members: Cathy Manke, Tim Wilson, Mary Blackmoor and Sandra Morton

Grounds & Maintenance Committee - Chairperson: Wayne Worrell 972-5450 or worrell.family4@verizon.net
 Members: Mary Blackmoor, Rob Blackmoor, Susan Fennell, R.J. James, Beth Malmquist, Jerry Stockli, Rich Torkos and Tim Wilson

Social Committee - Chairperson: Lisa D’Albis 972-7863 or usmcpsu@comcast.net
 Members: Lynne Anderson, Mary Blackmoor, Ashley Conway, Donna Lambert and Cathy Torkos

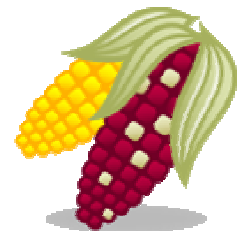
Welcome Committee - Chairperson: Nancy Bowles 972-9593 or nancy_bowles@comcast.net
 Members: Cathy Torkos

Website Committee - Chairperson: Tish Frey 972-6996 or tish.frey@comcast.net
 Members: Dave Frey

Thank you to all who volunteer and devote your time for the good of the community. Please consider joining the board or a committee to help keep costs down and to assist in determining what your dues pay for.

Potential Commercial Development

There have been requests for the board about the potential commercial development near our neighborhood. The board has been invited to a meeting by the LOWA External Affairs Committee that will be held by the Lake of the Woods (LOW) Civic Club. A representative from the board will be attending this meeting on October 21st to obtain more information about the project. Information from this meeting will be presented at the November Board Meeting in addition to the 2009 Annual Meeting in January for all homeowners. There are also other websites/organizations you can join if you are interested. (For example: www.civilwar.org) We will continue to add these links to our website on the “Helpful Links” page. (www.fox-chase.org). If you have any additional information, please contact Tish Frey at 972-6996 or info@fox-chase.org



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Advertisement requests can be sent to Darcey Wakeman via email to: SincerelyDRCW@comcast.net



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The Lake - Catch Bubba Contest!!!

When you come to Fox Chase Lake to fish, please bring your digital camera for the "Catch Bubba" contest.

For everyone 16 years old and younger that catches "Bubba", please take a picture and send it to Tim Wilson at tjewilson@comcast.net

All pictures will be displayed at our Annual Meeting in January, judged and two winners will be selected for a prize!!

This bubba was caught on 5-10-08. I had been fishing with my dad and brother for hours. It was getting late and the sun was starting to go down. My dad asked if I was cold and I was, you can see the steam coming off the lake.



"We'll go in a little bit, just a couple more casts" my dad said. The second cast after he said we were going, "Bubba" hit my lure so fast it startled me; he fought me hard I could tell he was a good one. He came out of the water to try to get off but I wouldn't let him off that easy. This Bubba was about 3 - 3 1/2 lbs. and healthy. I caught him on a mepps #2 spinning bait. We let him go to be caught again!

Nick Smith (Age 13)

Please remember to reduce outdoor noise (i.e. loud music, lawn mowers, revving engines, excessive dogs barking, etc.) between 9pm and 8am to provide a more relaxing and family-friendly environment within the community.