



Homeowners Association  
P.O. Box 455, Locust Grove, VA 22508  
[www.fox-chase.org](http://www.fox-chase.org)

Volume 5, Issue 2

September 27, 2003

### Letter From The President

Our meeting on November 6<sup>th</sup> is a MUST for all residents. The Association will be making some very important decisions on the use of our amenities property. These decisions, ultimately, will impact the dues you pay every year. Remember, the Association was given approval to increase the dues up to \$600/year, if needed.

In the last year the Association converted our 8 acres amenities property into 20 acres with access to our lake. We also added lot 70 on Heathermore Place to give another access to our amenities property. NOW the question is what to do with these assets. That decision will be made in the next six months, and all of us must be a part of those decisions. Remember, whatever is done will be billed to us as homeowners by way of our homeowner dues.

I want to thank the committees that have been so active this year; the Amenities Committee in all that they have accomplished this year and will be discussed at our November 6<sup>th</sup> meeting, the Grounds Committee on their success with keeping the entrance looking great and keeping the vacant lots mowed. I also want to thank the Architectural Review Committee for keeping the value of our properties going up. I know telling homeowners they need approval to do things they want to do to improve their homes it not normally appreciated, but necessary. If you do not know what needs approval, please go to our Fox Chase website ([www.fox-chase.org](http://www.fox-chase.org)) and you will find all you need, including the form to request approval.

Best Regards,  
Dick Cook, President

### Amenities Committee

Please read the enclosed letter announcing the Special Meeting on Amenities to be held at Brock Elementary School on Thursday, November 6, 2003 at 7:00pm in the cafeteria. Directions and proxy information has been included as well.

Mark Wakeman, Chairperson



### Grounds Committee

The Ground Committee has called a Fox Chase Neighborhood Clean-Up Day Saturday, October 11<sup>th</sup>. We have contracted the Daily Planted to do weed-whacking around the guard rails, one time only this fall. It should be done the week of Sept. 8<sup>th</sup>. Thus, the primary goals of the Clean-Up day will be to go over what they missed and clip it down for the year. Weed-whackers will be needed for this task. I'll bring a sit-down mower. Also, we will be sweeping streets and or cul-de-sacs of stones, and picking up litter as part of our commitment, as well as any other minor grounds projects that arise prior to the day.

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(Grounds Committee - continued)

We are most pleased with the front entrance maintenance, now provided by the Daily Planted. They have pruned trees that were causing problems in the median, trimmed bushes, and will be trimming them again. The azaleas took a beating from some bug, but, I am told, are not dead. Daily Planted will treat them to bring them back to health once the HOT weather is over.

Vacant lot mowing has gone well with most lot owners complying on their own, or having us do the mowing. We did have the new Amenities land mowed once in June and it will be mowed again in September. For Vacant Lot owners, September 15th is the date by which you must have your lots mowed. It is the last mowing date of the year.

As for the ever-pesky, non-ending battle with VDOT to get our roads re-paved as was promised 3 years ago, I have met personally with our County Supervisor Hap Connors, showing him the problems. He is meeting with VDOT main person and is expected to report back to me by mid-September. I and the Committee will stay on top of this.

The Grounds Committee is always looking for new members to volunteer. Please contact me, Ron Thompson, if you have an interest. email: [rontalley@aol.com](mailto:rontalley@aol.com).

Thanks everyone for helping to keep you own property and neighboring properties in beautiful shape. A special thank you to those near Fox Chase Lane and the beaver dam, for stepping up and mowing and cleaning that area along the roadside, and to those who further down on Fox Chase Lane have maintained the road side near the guard rails just prior to Heathermore Place. You are all "Saints!!!"

Ron Thompson, Chairperson

## Architectural Review Committee

The back-to-school and holiday season is upon us! 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.

Over the past nine months, we have reviewed many landscaping requests, new pool requests, new home submissions and handled our fair share of neighbor complaints. We have several new neighbors in our community, why not stop by and introduce yourself:

- The Malmquist Family, 10740 Greenbriar Lane
- The Stockli Family, 13401 Fox Chase Lane
- The Harder Family, 13316 Fox Chase Lane
- The D'Albis Family, 10802 Heathermore Place

The following new home submissions have been approved:

- Lot 4, McGowan Homes
- Lot 11, Holland Homes
- Lot 36, Hand Construction (Ed & Leslie Smith, homeowners)
- Lot 72, Cameo Homes (Bob Manke, homeowner)
- Lot 81, Bison Builders (Brian & Justine Lane, homeowners)

To keep our community looking its best, 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

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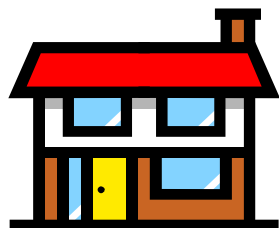
(Architectural Review Committee - continued)

Like you, the A.R.C. takes great pride in the beauty of our unique community. We thank you for continuing to submit your requests and complaints on a regular basis. Be advised that once we receive your submission we move quickly to reach a decision and contact you with that information. Please feel free to drop your submissions off at my residence anytime (13307 Fox Chase Lane) or call me directly with your questions .

Please log on to [www.fox-chase.org](http://www.fox-chase.org) to obtain the most up-to-date Architectural Review Request form and view A.R.C. Guidelines. I look forward to seeing you at the Homeowner's meeting.

Warmly,

Lisa W. Cary, Chairperson



### **Chancellor District Supervisor Forum for Fox Chase Residents**

Come meet the candidates for this year's election on Monday, October 27<sup>th</sup> @ 7:00pm at the Wilderness Community Church. Hap Connors, Jr. and Clyde Dunn, Jr. will be in attendance.

Directions:

10501 Plank Road (Route 3)

From the main entrance/exit to Fox Chase, take a left onto Route 3 (going East) for about .99 miles.

Take a u-turn at Route 640 and then go .15 miles and the church will be on your right.

### **New to the neighborhood?**

If you are new to the neighborhood and have not received a Welcome Package yet, please contact Tish Jackson at e-mail: [tishjackson@adelphia.net](mailto:tishjackson@adelphia.net).

### **Do you have a disclosure packet?**

If you lost or never received your disclosure packet (which you should have received at settlement), please contact Tish Jackson at e-mail: [tishjackson@adelphia.net](mailto:tishjackson@adelphia.net). This packet contains the by-laws and covenants for Fox Chase Homeowners Association.

### **Do we have your correct information?**

In order to keep our records accurate for voting purposes, please review the "FCHOA Homeowner Contact Sheet" enclosed to be sure that the information we have on file is accurate for your lot(s). If you have any changes, please contact Tish Jackson at [tishjackson@adelphia.net](mailto:tishjackson@adelphia.net)

### **[www.fox-chase.org](http://www.fox-chase.org)**

Sign up now to receive all future newsletters via email. To sign up for this, visit the website at [www.fox-chase.org](http://www.fox-chase.org) and click on "Click here to subscribe" at the bottom of the first page. You may also sign up for reminders for community meetings, yard sale and clean up day.

### **Interested in joining the Board of Directors or a Committee?**

We will have a sign up sheets at the November 6<sup>th</sup> meeting for those who want to join. Elections for the board will be held at the general meeting in January. Please contact Tish Jackson at [tishjackson@adelphia.net](mailto:tishjackson@adelphia.net) to sign up.

## FCHOA Financial Summary January-September 2003

### Income

Disclosure Packets	\$875.00
Lot Mowing	\$3,840.26
Homeowner Dues	\$9,647.42
Architectural Review Committee	\$1,000.00

**Total Income** **\$15,362.68**

### Expenses

U.S. Postal	\$223.81
Utilities	\$512.08
Front End landscaping	\$3,337.25
Vacant Lot Mowing	\$900.00
Legal Fees	\$188.75
Miscellaneous Admin	\$567.61
Welcoming Committee	\$237.65
Tax Preparation	\$190.00
Insurance	\$588.00
Website	\$35.00

**Total Expenses** **\$6,780.15**

### Net Total

Income	\$15,362.68
Expenses	\$6,780.15
 Sub-Total	 \$8,582.53
 Opening Balance (January 03)	 \$18,937.67
 <b>Net Total</b>	 <b>\$27,520.20</b>



## FCHOA Financial Summary January-September 2003 Amenities Account

### Revenue

Cell Tower	\$25,461.60
Overpayment of Closing Cost	\$17.60

**Total Revenue** **\$25,479.20**

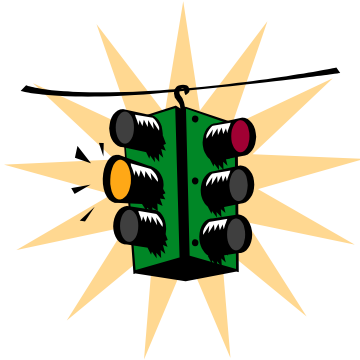
### Expenses

VA Dept. of Taxation-2002 Taxes	\$1,215.00
US Treasury-2003 Estimated Taxes	\$2,255.00
Taxes (Lot 70)	\$65.98
Legal Fees	\$11,838.13
Miscellaneous (Copies, Postage, etc.)	\$187.20
Amenities Mowing	\$480.00
Engineering Consulting Services	\$5,373.00
The Engineering Group	\$4,500.00

**Total Expenses** **\$25,914.31**

### Net Total

Revenue	\$25,479.20
Expenses	\$25,914.31
 Sub Total	 \$(435.11)
 Opening Balance (January 03)	 \$19,733.19
 <b>Net Total</b>	 <b>\$19,298.08</b>



**Let's keep it safe for all!  
The speed limit in the  
community is 25 mph!!**

## 2003 Board Members

### BOARD OFFICERS

**President:**

Dick Cook

foxhill@verizon.net

**Vice President:**

Dave Anderson

DLANDERSON1@aol.com

**Secretary:**

Tish Jackson

tishjackson@adelphia.net

**Treasurer:**

Cindy Smith

CindyandSteve85@aol.com

### BOARD MEMBERS

Gary Whittington

gwhittingtonsr@adelphia.net

Brian Bickley



## Calendar Dates

**October 4** – Fall Community Yard Sale (8am-1pm)

**October 11** – Fall Community Clean Up Day (meet at 9am at the front entrance)

**October 27** – Chancellor District Supervisor Forum for Fox Chase residents at Wilderness Community Church at 7pm – hear from both candidates

**November 6** – Special Meeting on Amenities at Brock Road Elementary School at 7pm – please make arrangements to attend!! Your dues will be affected by this meeting – see enclosed directions

## 2003 Volunteer Committees

### AMENITIES

Mark Wakeman, Chair

Mark.Wakeman@jsf.mil

Mike Boitnott

Mike D'Albis

Dave Frey

Gayle Goulding

Jennifer Stockli

### ARCHITECTURAL REVIEW

Lisa Cary, Chair

Lisadeanna22@aol.com

Dave Anderson

Brian Bickley

Dick Cook

Vicki Gelb

Rebecca Whittington

### GROUNDS AND MAINTENANCE

Ron Thompson, Chair

Rontalley@aol.com

Brent Jones

Bob Manke

Venitta McCall

Steve Smith

#### Sub-Committees:

Adopt-A-Highway

Road Maintenance

Vacant Lot Mowing

Front Entrance Landscaping

& Maintenance

General Work Days

Venitta McCall

Bob Manke

Ron Thompson

Ron Thompson &

Bob Manke

Steve Smith

### SOCIAL/PARTY

**Volunteers Needed!!**

### WELCOME

**Volunteers Needed!!**