

April 16, 2007

# Villages of Fox Run News & Updates

## FYI:

- Next Board Meeting- Monday May 21, 2007 at 7 pm at 6014 Four Townes Lane.
- Pool Admittance Forms due by May 15, 2007.
- Pool Opens May 25, 2007.
- Next Annual Meeting scheduled for the Summer in July or August

Inside this issue:

Springtime Events	1
Communications	1
Volunteers Needed!	2
Rules Reminders	2
Pool Rules	3
Assessment Reminder	4
Pool Info Form	5

## Spring & Summer Events

This has certainly been an up and down spring season with both unusually hot and cold weather. The recent overnight frosts have damaged some plants that will be monitored by the grounds contractor.

The grounds committee has been busy providing guidance on various grounds improvement projects. These projects have included general enhancements at each entrance on Fox Drive and the clearing of the area behind several homes on Four Townes Lane. The front and side planting beds have received pine straw and the lawns have been fertilized recently by the grounds contractor.

Finally; the pool will be opening in late May and the Board of Directors would like to host a social event with the help of neighborhood volunteers. The hope is that this will help to form a social committee which will organize multiple events each year. Please contact Debbie Siegel at (919)-954- 4869 if you would be willing to help organize this upcoming function. It would be great if we could get 7 to 10 volunteers to make it easier for each volunteer. Thanks!



The community pool will open on May 25, 2007. Residents will receive more information soon.

## Reminders About Communication

One draw back of living in a community that is still under construction is that it can be difficult to keep up with all of the new neighbors. This is also a challenge for the HOA because we do not always receive the owner's contact information at the closing of each new home. Although it may take a while for everything to settle down; the Board would like for everyone to know how to contact various people that are involved with the HOA governance. Please keep the following information accessible for easy reference in the future. We look forward to hearing from you.

### Board Members:

Debbie Siegel (919) 954- 4869  
 Mary Ann Hurst- (919) 873- 1610  
 Alexis Kunold- (919) 559- 2578

### Community Management:

Grandchester Meadows, Inc. (919) 389- 7944  
 drobbins13@earthlink.net  
 gm\_data\_center@yahoo.com  
 www.grandchestermeadows.com

One of the early tasks of any new HOA is to establish guidelines based on the community Covenants. The Board of Directors and the Architectural Review Committee is presently formulating these rules and regulations for distribution to all of the home owners. However; the Board of Directors and this Committee need additional volunteers to join these groups in order to complete this work quickly. Please contact Debbie Siegel at (919)- 954- 4869 if you are willing to help serve the needs of the neighborhood.

The Board of Directors meets each month for approximately 1 hour and then handles most day to day business via email. The Architectural and Grounds Committees meet as needed to address requests from home owners and to plan community development. These three governing bodies are instrumental in the improvement of the neighborhood and are always in need of more volunteers. Recently; two Board members had to resign due to the fact that they were moving out of the area. Tammy

## Volunteers Are Needed!

Ruggiero and Faye Curren have replaced them but the Board can't predict when the next person may be transferred or finds it difficult to continue serving so volunteers are always welcome.

The most crucial element needed for any Committee to be successful is good leadership. This is where many communities fail because there are rarely enough good leaders to accommodate every good idea. Please give this some thought the

next time you come up with a good idea. Would you be willing to provide the leadership to make your idea a reality or will you wait for one of your neighbors to volunteer? The HOA is hopeful that more of you will answer that you are willing to lead because this will be a great benefit to the community. Please make sure to contact Debbie Siegel if you are willing to volunteer your time and talents. Thank you!

## A Reminder About the Rules

The Board of Directors and the property manager receive numerous complaints about three main problems:

1) Pets– All pet owners are reminded that pets must be on a leash when outside the home (unless in a fenced in area) and they must clean up after their pet. This is mandatory by Wake County, City of Raleigh, and the HOA.

2) Parking– Please be considerate when parking visitors in the street. Visitors should not park on the lawns or sidewalks and should leave room for emergency vehicle access to the street.

3) Garbage Containers– These must be maintained out of sight except on collection day.

## VILLAGES OF FOX RUN HOA – POOL RULES

These rules and regulations have been developed for the protection of the community and to help assure that every family enjoys the pool season. Furthermore; several of the rules are required by the Wake County Health Department and failure to follow these rules may result in the temporary closing of the pool.

1. **NO GLASS OF ANY KIND IS ALLOWED IN THE POOL OR DECK AREA!** The pool must be closed if glass is broken in the pool area. It must be completely drained, cleaned, refilled, and re-inspected by the Wake County Board of Health before it can re-open. **The resident responsible for the glass will be responsible for the charges associated with this violation. This will cost between \$1500 and \$2000 per incident so this is the number one rule.**
2. **THE POOL GATE MUST REMAIN CLOSED AT ALL TIMES!** Do not prop the gate open at any time. This is in accordance with the **Wake County Health & Safety Regulations** intended to protect our younger residents. This will also limit pool access to those intended to use the pool.
3. **CALL 911 FOR ALL EMERGENCIES FROM THE POOL PHONE!**
4. **PETS ARE NOT ALLOWED AT ANY TIME IN THE POOL AREA!**
5. Training pants with snug fitting rubber pants or the newly designed swim diapers are required for any infant/ child that are not fully toilet trained. *Fecal contamination will require the pool to close for up to 24 hours so that chemical treatments can be completed. The resident responsible for the fecal contamination may be charged for any resulting costs.*
6. Children **under the age of 16 must be escorted by an adult (18 or older)** when at the pool.
7. Guests must be escorted by a resident when at the pool. The resident is responsible for all actions and/ or violations of their guest(s).
8. Proper swimming attire is required at the pool. Please remember that this is intended to be a family environment.
9. **Pool Phone-** The pool phone is intended for emergency use only. This phone will allow local and 911 calls only.
10. **Posted Rules-** **a)** No diving, running, horseplay, profanity, abusive language, and/ or loud music in the pool area; **b)** No skateboards, bicycles, and/ or roller blades in the pool area; **c)** No loitering and/ or playing in the bathrooms or parking lot; **d)** No chewing gum allowed in the pool or deck area; and **e)** No throwing objects into the pool.
11. Clean up all trash and debris and leave the pool area clean.

## VILLAGES OF FOX RUN HOA – ASSESSMENT PAYMENTS

Dear Members,

All of the homes in the Villages of Fox Run are subject to an annual assessment which is determined by the Board of Directors. The town house assessment is currently \$1,020.00 per town house, per year; payable in 12 equal monthly payments of \$85.00 per month. The single family home assessment is \$300.00 per house, per year; which is payable in 12 equal monthly payments of \$25.00 per month.

Your available payment options are as follows:

1. Regular bank checks mailed to the PO Box by the due date.
2. On-line bill pay using your bank's free on-line bill service. Input your address abbreviation for the account number and your bank will generate a paper check which will be mailed to the PO Box. Ask your local bank branch manager if you need assistance.

The monthly assessments are due on the first of each month and will be assessed a late fee if not received with in 30 days of the due date. The HOA would sincerely appreciate timely payments from all Villages of Fox Run HOA owners so that our time can be better spent serving the needs of the community. Please use the payment coupon below for making your payment if you do not have the coupon sheets sent out in November. Thank you for your cooperation!

### Payment Remittance Coupon

Please Remit Payment to:

Villages of Fox Run HOA  
PO Box 37027  
Raleigh, NC 27627

Name: \_\_\_\_\_ Check # \_\_\_\_\_

Amount enclosed \$ \_\_\_\_\_ Property Address: \_\_\_\_\_

*Has Your Contact Information Changed? Please complete the following:*

New Mailing Address: \_\_\_\_\_

New Email: \_\_\_\_\_ Phone: \_\_\_\_\_

## VILLAGES OF FOX RUN HOA- POOL ACCESS

Dear Residents,

The Villages of Fox Run pool is currently key locked and it must remain locked when no one is in the pool area. This pool is intended for the exclusive use of the owners, residents, and a limited number of guests per household. In an effort to make sure that non-residents are not using the pool; the HOA is requiring that all home owners complete this form and return it **no later than May 15, 2007** to the address listed. Each home owner who responds will receive the lockbox code so that he/she can access the key needed to enter the pool. It will be the responsibility of the last person leaving the pool to lock everything back up. The Board of Directors does realize that this requires some effort on the part of the home owners but this is necessary to control the cost of operating the pool.

### THIS FORM MUST BE COMPLETED BY THE HOME OWNER!

Owner Name: \_\_\_\_\_ Property Address: \_\_\_\_\_

Owner Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

Email: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Adult Resident Name (s): \_\_\_\_\_  
\_\_\_\_\_

Children & Ages: \_\_\_\_\_

Email: \_\_\_\_\_ Daytime Phone: \_\_\_\_\_

Each owner is responsible for their actions and the actions of their tenants and/ or guests. It is mandatory that all residents and guests using the pool observe all of the Villages of Fox Run Rules and Regulations which are available through the management company and posted at the pool. By signing below and submitting this form as required you are agreeing to this requirement.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Mail completed form to:

**Villages of Fox Run HOA**

**PO Box 37027**

**Raleigh, NC 27627**