



## Calendar

### **General:**

**April** Manager's review to advise homeowners of possible compliance and/ or maintenance issues.

**April 18th** Board Meets at 7:00 pm

**May 16th** Board Meets at 7:00 pm

**May 21st** Pool Opens

**June 20th** Board Meets at 7:00 pm

### **Townhomes Only:**

**March** Manager's property review for deck maintenance.

**March** Mulch installation will be completed and routine lawn maintenance will start for the season.

**April/ May** Drainage project to be completed between Four Townes Lane and Kohler Lane

**May/June** Shrub and tree pruning to be completed.

## Villages of Fox Run– Spring 2011

Spring is officially here and it is time for more activity in the neighborhood. It is the season for lawns to start growing again and the hotter summer weather will be here in a matter of weeks so please make sure you are prepared. The HOA will be mailing out the revised community guidelines to all of the owners in anticipation of many possible questions. Please take the time to review this document and landlords should share this with their tenants as well.

Many of you will be considering exterior projects this spring and while the HOA encourages the improvement of the neighborhood, homeowners are reminded that HOA approval is often required prior to starting the project. Please read more about this on the webpage:

[www.grandchestermeadows.com/foxrun/architectural.htm](http://www.grandchestermeadows.com/foxrun/architectural.htm)

The pool season is scheduled to start on Saturday May 21st so please make sure you have your pool pass card. You may obtain a replacement card for \$50 by contacting the management company at: [info@grandchestermeadows.com](mailto:info@grandchestermeadows.com).



## Rain Barrel Solutions

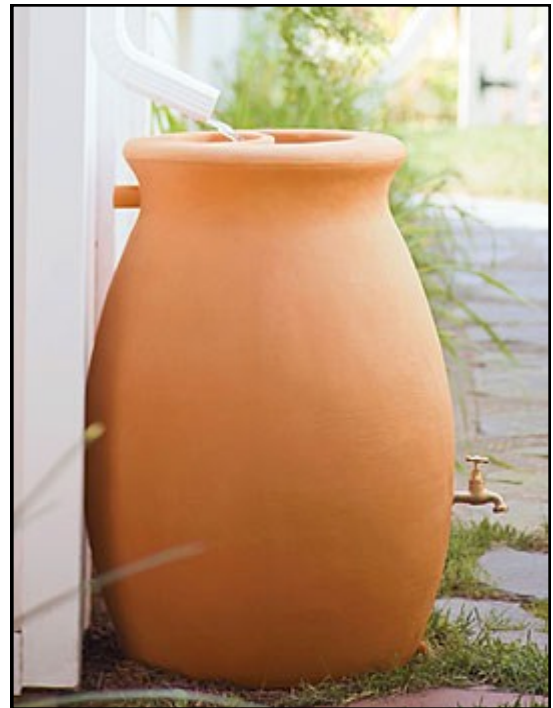


The HOA Board is considering the use of rain barrels to collect the rainwater from the gutter downspouts on the backside of approximately 20 townhomes. Many of the downspouts are already connected to an underground pipe system while others simply discharge out into the yard. This causes drainage and erosion issues for the homes located downhill of these open downspouts so the goal of the rain barrels will be to collect this water instead of discharging it out into the yard. The water can be used by the home owner for watering plants and/ or the landscape crew will periodically drain them. In fact, the landscapers could use this water for mixing the herbicides they use to control weeds as well as use it

for spot watering needs in the dryer months. There are many styles of rain barrels available on the market and two are pictured here as examples of the ones being considered. The Board would like to have your feedback on this proposed solution which will cost considerably less than connecting the open downspouts to underground pipes. Please send your input to:

[VFRHOA-Board@grandchestermeadows.com](mailto:VFRHOA-Board@grandchestermeadows.com)

The initial plan is to address the homes on Kohler Lane and Four Townes Lane that back up to each other with the increasing slope downwards away from Malone Court. The Board will wait for input until their April Board meeting at which time a final decision will be made. It is important for owners to provide the good input as well as the bad so we have a true sense of how everyone feels.



Home owners in the single family homes may want to consider these rain barrels for their homes. This would be considered an architectural change if reasonably visible from the front of the house so an application would need to be completed and approved prior to purchase. The community website has been updated with a new page which will help you complete this process: [www.grandchestermeadows.com/foxrun/architectural.htm](http://www.grandchestermeadows.com/foxrun/architectural.htm) . There is an email link on the page for anyone who has a question about the application or the process.

## **Villages of Fox Run HOA Board News**

The Board of Directors would like to thank Belindia Scott for her service on the Board of Directors. Her recent resignation has left the Board with an open seat so we would like to ask for interested members to contact us using the contact information listed on the website or contact the management company. The general responsibilities include: revising community guidelines as needed, establish enforcement policies, oversee service contractor's, monthly meeting attendance, and availability by phone and/ or email for issues between meetings. This is an opportunity to help the community and to have a direct voice in the governance of the community so hopefully you will consider volunteering.

Another area of importance to the community which needs more volunteer support is the social committee. We would like to encourage those owners who agree that it would be nice to have more community events to contact us to volunteer to help organize these events. One benefit that is often forgotten is that when residents genuinely enjoy living in a neighborhood they will want to stay. This reduces the number of homes on the market and/ or from becoming investment homes in the neighborhood. In the event that a home owner needs to move, their home will be competing more against other neighborhoods rather than their next door neighbor. This helps increase property values or at least helps to maintain them in a tough economy so we hope more home owners will join us this year in this effort as it impacts everyone.

The other factor in enjoying your community and maintaining your property values is the maintenance of your homes. This is why the community manager reviews the property and homes for maintenance requirements. It is the goal of the Board to gain a better level of maintenance in the community and to curb the addition of personal items to the common areas without approval. Please do not be too alarmed or offended if you receive a notice about an item that you had thought was okay because the intent of the notice is to bring this to your attention and to ask for your voluntary compliance. The alternative will be to submit a formal application for the HOA to consider allowing the item. Although we certainly do not have any polk-a-dot houses, when items like a well intended planter becomes full of weeds rather than flowers it is time to ask for the home owner to address it. We hope that everyone can appreciate the need for this and the good intentions of the effort. Please let us know if you have any questions and/ or if you have a suggestion for improving the process as we are always open to your ideas.

Thank you,

Board of Directors  
Villages of Fox Run HOA



Please visit: [www.grandchestermeadows.com/foxrun/architectural.htm](http://www.grandchestermeadows.com/foxrun/architectural.htm)

## Villages of Fox Run- Architectural & Landscape Changes

This page has been developed in an effort to both educate you about the role of your home owner's association and to assist you with your home improvement ideas. Please read all of your community documents before starting any exterior project: [HOA Docs](#) Your neighborhood requires that you submit a completed application ([change request form](#)) prior to starting any changes to your home exterior and/ or landscaping. Before mistakenly assuming that your project is "too minor" to require an application, please take the time to send an email inquiry here [arch change](#) to confirm that your assumption is correct.

**One Set of Plans:** The plans will show the following: plot plan, floor plan, exterior elevations, roof design, exterior materials and finishes, plant selections, (roof design, floor plan, landscaping plan, where applicable), and such other items as may be needed to reflect the character and dimensions of the modifications. Photos and brochures are great additions. You should have a plot plan with your closing documents or search your address on the Wake County website: [property search](#)

**Summary:** Written statement summarizing nature, style, setback, height and square footage of proposed modification, if applicable, and how the dimensions and nature of the proposed modification compare with the site specifications and other requirements set forth in the documents and whether any variance requests are necessary.

**Inform Your Neighbors:** Your neighbors have the right to know of your future plans. Please obtain signatures from all property owners having common lot lines with your property along with property owners who reasonably view the improvement from their property. This signature is not for approval or denial of any application. It is simply acknowledgment of the changes you are proposing.

**Neighbor Note:** One aspect of completing the form which can cause some misunderstandings is the **neighbor signature section**. The person proposing to change their home must go to each of the immediate neighbors to present their proposed changes and to obtain their signature which indicates this presentation has been completed. These signatures are not to be misconstrued to mean that the application is "approved" by the neighbors. Immediate neighbors should contact the HOA after viewing the proposed change application if they have concerns about the proposal which can not be resolved prior to the submission of the application. Email concerns here: [change concerns](#)