

Villages of Fox Run News and Updates

Inside this issue:

HOA Board of Directors monthly meetings	2
Pool Update	2
Villages of Fox Run	2
Guidelines and Standards	3
Deck Staining	3
Community Phone Book	4
It's a Wonderful Day to be a Neighbor!!!	4

HOA Dues

The monthly assessments paid to the homeowners association are actually an installment of your annual assessment. The association uses this money to maintain the pool, the common areas, and to promote the improvement of the neighborhood.



ment is due.

The assessments are due on the 1st of the month and considered delinquent after the 15th of that month. A late fee of \$10.00 is assessed each month any balance is in arrears.

Make your check payable to the Villages of Fox Run HOA and mail checks to:

The monthly assessments are **\$25 for the single family homes** and **\$85 for the town homes**. If an assessment is increased you will receive a notice at least thirty days before the first install-

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

Trash Can/Recycling Bin Reminder!!!

The City of Raleigh picks up trash/recycling from Fox Run on Wednesdays. Trash cans/recycling bins should be placed curbside no later than 7:00 AM on Wednesday



morning, but cannot be put out before noon Tuesday. Trash cans/recycling bins must be removed from the curb no later than 7:00 PM Wednesday evening. The city can fine a resi-

dent **\$50 per 24-hour period of violation.**

Trash cans/recycling bins must be stored in a garage or around the back of a home.



Community Reminders:

- No overnight street parking
- Pick up after your dogs!!!
The BOD is looking into purchasing and installing Fido Stations to make this more convenient for dog owners. We would prefer to not go this route as it will be at a cost of ~\$500/yr.
- Do not leave clutter on front porches.

Petition to lower the speed limit to 25 mph

If you have already signed the petition, please disregard this section.

Speed limits within the city limits of Raleigh are 35 mph unless otherwise posted. The Board of Directors will petition the city to reduce the speed limits in our community from 35 mph to 25 mph.



Signatures from 75% of residents are required. If you are willing to support our efforts to lower the neighborhood speed limit, please sign the attached petition and mail in with your HOA dues for March/April, or you may drop these off at 6003 Kohler Ln.

THANK YOU!!!

HOA Board of Directors monthly meetings

The Board of Directors for the Villages of Fox Run is made up of 5 current residents/owners.

- President:** Debbie Siegel
- Vice-President:** Alexis Kunold
- Secretary:** Wanda Moore
- Treasurer:** Mary Ann Hurst
- Board Member:** Kelly O'Neill

Monthly meetings occur on the 3rd Monday of each month. If there are issues you would like to bring to the boards attention please email Debbie before the meeting in order to get your issue on our agenda. The meetings are open to all residents. If you would like to attend a meeting, please contact Debbie for the location of the meeting.

Pool update

If you've walked by or driven by the pool recently you may have noticed the **new pool cover**. This will help keep pool start up costs minimized. In addition

we will be installing the **new electronic pool locking system** this winter. Please look for future mailings about the locking system as we will need to dis-

tribute pool access cards to each home.



Villages of Fox Run website

(<http://www.grandchestermeadows.com/foxrun/index.htm>)

GRANDCHESTER MEADOWS

VILLAGES OF FOX RUN

- Grandchester Home
- Financial Info
- Community Docs
- Board of Directors
- Pool Information
- Architectural Comm
- Landscape Comm
- Social Committee
- Helpful Links

Address

Villages of Fox Run
 PO Box 37027
 Raleigh, NC 27627
 (919) 389-7944

The Villages of Fox Run is a North Raleigh community, comprised of 28 single family homes and over 80 town homes and counting. The community began in 2003 with construction scheduled to conclude in 2008. The residents of Villages of Fox Run enjoy convenient access to downtown Raleigh, RDU Airport, RTP, and I-540.

If you haven't seen the Villages of Fox Run website, please check it out. The site is divided into 8 sections:

1. Financial Info
2. Community Documents
3. HOA Board of Directors
4. Pool
5. Architectural Committee
6. Landscaping Committee
7. Social Committee
8. Helpful Links

Guidelines and Standards

The Villages of Fox Run Board of Directors (BOD) have developed and approved these guidelines for living in the Villages of Fox Run in order to assist you. The guidelines present a skeleton summation of the Covenants as interpreted and understood by the present BOD.

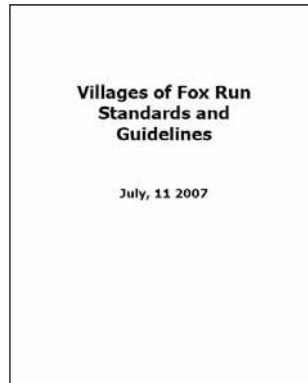
These guidelines are important for achieving the goal of ensuring that all homes conform to the community standards and are maintained appropriately to protect our mutual investment. It is important to study these guidelines in order to promote a greater sense of harmony in the community.

In the unusual circum-

stances when a resident will not comply with the Covenants, the BOD reserves their legal right and responsibility to take reasonable action to resolve the infraction.

Some of the items touched on include:

1. Staining schedules for wood decks and fences
2. Grounds maintenance guidelines
3. Parking guidelines
4. Pet guidelines
5. Holiday decoration guidelines
6. Trash bin and recycling guidelines
7. Pool rules
8. No street parking



All outdoor wood structures must be stained by May 31st.

No solid stains permitted. Cedar-toned Semi-transparent stain recommended.

DEADLINE EXTENDED for deck staining!!! DEADLINE: May 31, 2008

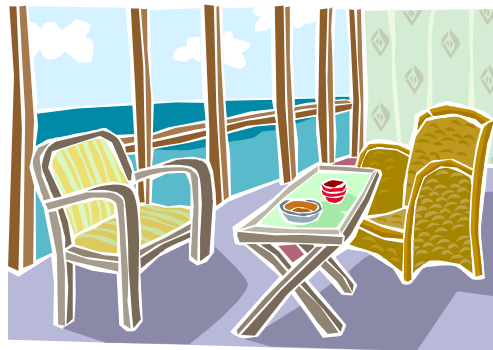
Failure to comply = \$50 fine + cost of deck staining

Due to the current water restrictions, we are extending the deadline to have all outdoor wooden structures stained.

All outdoor wood structures must be stained in order to maintain the quality of the structure and the overall appearance.

The Board of Directors recommends using a semi-transparent stain. Whether residents choose to use a semi-transparent stain or a clear stain with toner, **the stain must be in the cedar tone family.**

Clear with toner stains



contact David Robbins of Grandchester Meadows or a Board member. Upon inspection of the stained item, the resident will not be requested to (re)-stain the item at this time.

must be applied once a year and semi-transparent stains must be applied once every 3 years to maintain the protective effect.

If your deck is less than 6 months old, or if you have just recently stained your deck (open or enclosed) or fence, please

If a deck or fence is found to be in need of repair or replacement, the BOD will contact the resident make such requests.

If you are interested in hiring someone to help, a suggested contractor:

David Coones
919-764-9020

Villages of Fox Run Community Phone Book

The BOD is requesting the permission of each owner/resident to publish their name and contact information in a community phone book. This phone book will only be distributed within our community in order to facilitate better communication.

This is voluntary, therefore, if you do not wish to have your information made available to your neighbors simply let a board member know.

Included along with this newsletter is a



form indicating what contact information we have for you/your family. With your permission we would like to publish this information in our "community phone book."

If you would like additional or different information published, please email Debbie at

deborah.siegel@duke.edu or make the corrections on the form and drop the form at 6003 Kohler Lane.

If you do not want any information published please let Debbie know this by emailing (deborah.siegel@duke.edu) her or writing a note and leaving it at 6003 Kohler Lane.

It's a Wonderful Day to be a Neighbor!!!

Get to know your neighbors and keep up efforts to be friendly. Here are a few ways that it can help:

Networking – You can never have too many friends and you never know when you might need to borrow a ladder, or ask someone to collect your mail.

Safety – The more your neighbor knows about you and your daily schedule, the more likely he or she will be able to notice suspicious activity. You can give your neighbors an emergency contact number in case something happens to your house while you are away.

Conflict Resolution – The friendlier and more familiar you and your

neighbors are, the less likely there is to be a problem. And if your neighbor is a friend, they are way more likely to knock on your door and talk to you in person than call animal control on your pet, call the tow company on your car, or call the police on your noise level.

It's important to note that although the HOA Board considers it their duty to maintain a nice neighborhood, they don't have the authority to make people obey laws and ordinances. So if you have a problem with a neighbor, this is a great opportunity to walk over to their house and have a polite conversation. By using this approach, not only have you taken immediate steps to resolve the issue, but you've gotten

more acquainted with your neighbor and shown them by example how you would like to be treated. Be flexible and tolerant with your neighbor. Later on, you'll be glad you did and grateful to receive the same treatment.

Property Value – The strength of community bonds does have a small impact on property values. The more people feel like they are part of a community, the longer they are likely to stay. Why does this matter? The more frequently neighbors sell, the more likely their homes will have to compete on the market. This usually lowers prices and extends selling time. These factors may have an adverse effect on the appraisal value of surrounding homes.