

# BOCK AND FINKELMAN

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Dear Member of the Fox Fields Association:

If you think that this is going to be another nasty letter from a lawyer about your annual assessment, you are only partially right. This is a letter from a lawyer, it is about your assessment, but hopefully you will not consider it nasty. In fact, I do want each member of the community to know that the prior letter that was sent out by a lawyer engaged by the Board of your Association was done so without the Board having the opportunity to review it first. Many of you wrote and indicated that the letter was improper, overly harsh and some other "choice" remarks. I candidly agree with those conclusions and apologize for such letter on behalf of your Board. The reason that we have turned over collections to an outside entity was because of uncomfortable interaction that was created between neighbors relative to payment of assessments. The lawyer that was engaged last year has been relieved of his responsibility and collection efforts this year will be accomplished by an entity known A & S Associates. A & S will be performing the ministerial efforts on behalf of the Association in connection with the collection and processing of the annual assessments. Unlike what happened last year, the checks will be deposited timely after they are received and the previous problems associated with the collection efforts will be obviated.

Enclosed herewith is your billing for the annual assessment for calendar year 1985. According to the restrictive covenant, the annual assessment is as of January 31st of each year and due on March 1st. To the extent possible, I would appreciate your complying with the March 1st deadline and forwarding your payment along with the form that is provided in the self-addressed envelope that is enclosed for your convenience. Whenever I have occasion to discuss the assessment, two questions are generally raised. Firstly, what is done with the money and secondly, do all of the residents satisfy their annual obligations. From a monetary viewpoint, a large majority of the money is spent in connection with the cutting of the lawn of the open space area and the balance is expended on insurance, taxes and maintenance of other areas that are a part of the Association property. I am certain

that this spring some improvements can be made with regard to the maintenance of the circle and entrance way in Fox Fields and the entrance way to Strawbridge Place. If anyone has an interest in supervising this work and assuming responsibility in connection with maintenance of the common areas, I would appreciate such individuals communicating with me. The Board of your Association is actively looking for participation by residents in this area, as well as any other area that residents feel warrant participation.

The second question with regard to assessments relates to the cooperation we receive from our neighbors in obtaining payment. At the outset it is pertinent to note that in a large majority of the cases, payment is received on a timely basis. On the other hand, nothing is perfect and we do have some problems with the collection process and that is why it has been turned over to an outside entity. In the past, when many lots were owned by builders, we did have great difficulty in collecting their annual assessment. However, now that most of the lots are occupied, this problem has been substantially obviated. To the extent that builders have not satisfied their obligations, we will be taking the appropriate steps to lien these properties. As far as family members living in our area, a continuing problem occurs with regard to the sale of a property. Other than by word of mouth, the Association has no way of maintaining an up to date census. According to the extent possible, if someone is moving I would appreciate that person notifying the Association so that our records can be corrected. It should be noted that at the sale of any property, a seller is entitled to reimbursement for the assessment since it is paid in advance for the entire calendar year. There are a relatively small number of residents who have not satisfied their obligation, but this accounts for a very small number and is a problem that I will deal with, but need not detail in general correspondence to the community.

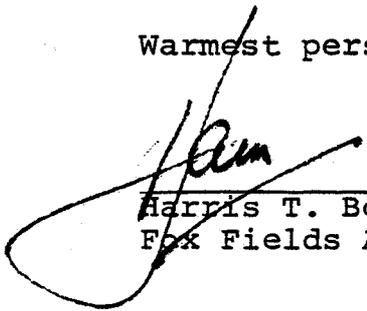
In the past it has been my feeling that the Association has not been as active as it could have been and in fact should have been under the circumstances. As a civic organization consisting of over 100 families, we have substantial political clout with regard to any problems that may affect us in Radnor Township or Haverford Township. If anybody feels that there is a particular problem which warrants consideration by the Association, I would appreciate your bringing this to my attention timely. Moreover, members of the Board include Alan Hoffman, Esquire, Dr. Steven Sinclair, and Frank Menichini, in addition to myself. If something comes to your attention that you feel warrants our attention, please feel free to call any of us or drop a note in my mailbox

at 622 Fox Fields Road.

Enclosed herewith you will find your assessment for 1985, as well as a proposed budget. In addition, I have prepared a short questionnaire that I would appreciate your answering, along with any comments that you may want to bring to the attention of the Board.

Under the Bylaws of our Association, an annual meeting is to be held each year. The date has not been set at this time, but it will probably be held sometime in April. At that time, there will be an open forum, which would give all those in attendance the opportunity to raise any issues that they may have. I am hopeful that as many of you attend as possible. In the interim, as I have suggested, please feel free to communicate with myself or any other member of the Board.

Warmest personal regards,



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Harris T. Bock, President  
Fox Fields Association