



February 6, 1989

Dear Fox Fielders:

As I sit here in my den on this cold, wintery, Sunday afternoon in February, trying to compose my first newsletter, I think not of whether I have become a doctor, lawyer, or indian chief, but rather one thought - one question - one statement keeps crossing my mind, "Why the hell did I volunteer for this job?" Having gotten it out and onto a piece of paper, the answer comes quickly to mind - because Fox Fields is one of the most beautiful communities in this area - because the individual properties that make up this development are so well maintained - and because I want to keep it that way. I believe that most, if not all of my neighbors, feel the same way. With this in mind, I submit the first, of what I hope to be, a semi-annual report to the members of this homeowners' association.

1. GENERAL MEETING AND ELECTION OF TWO DIRECTORS - On Tuesday, November 15th, the annual meeting of our homeowners' association was held at St. John Neumann's auditorium. After many years of unselfish and outstanding service, Harris Bock and Steve Sinclair chose not to seek reelection. Jean Classen, Gail Furman, Fran VanKirk and Dale Larrimore were all nominated and for the first time in the history of this association, a contested election was held. By a margin of two votes, Fran VanKirk and Dale Larrimore were elected to three year terms on the Board of Directors. The Board thanks both Jean Classen and Gail Furman for their interest and encourages them, as well as any other property owner in Fox Fields, to serve on the Board next year. We have been informed that at the expiration of their terms this year, current Board members, Frank Menichini and Alan Hoffman will not be seeking reelection. Thus, at the general meeting scheduled for October 26th, 1989, there will be another election of two directors to serve three year terms each.

At the general meeting on November 15th, two general feelings/complaints were apparent and readily voiced. First, those in attendance indicated that there was a need for more regular communication with the members. In an attempt to alleviate this problem, we have decided to schedule semi-annual general meetings, one in the Spring and one in the Fall. For the year 1989, the general meetings have been scheduled for Thursday, May 11, 1989 and October 26, 1989 at 7:30 p.m. at St. John Neumann's Parish Center. Although you will be receiving notices of these meetings, please mark these dates now on your calendar and plan to attend. In addition, four regularly scheduled Board of Directors Meetings have been set for January 17th, April 18th, July 11th and October 10th. Please feel free to contact any of the six members of the Board prior to these meetings, so that we may be aware of your thoughts and comments. With this newsletter is a list of the current Directors and their home telephone numbers. Finally, as previously indicated, I anticipate a semi-annual newsletter to all of the members.

The second point that was universally raised was the need to improve and better maintain the entrances and common areas of Fox Fields. It has, for sometime, been readily apparent to the Board that progress could not be made in this area on our current budget. It was the consensus of those in attendance that they would be willing to pay a

higher annual assessment, if it would result in an improvement in the landscaping and maintenance of the entrances and common areas. With this general expression of support, the Board has initiated a number of changes and improvements.

2. NEW FOX FIELDS ENTRANCE SIGNS - As you have probably noticed, a new double sided sign was installed at the entrance of Fox Field Road and for the first time, a sign was installed at the entrance to Fox Fields off of Countryview Drive. Both of these signs were installed during the first week of January and have received outstanding reviews from the residents. We are presently in negotiations with Philadelphia Electric for the installation of electrical lines up to these signs and the furnishing of electricity. Both would be done at no cost. If we are successful, we will then have an electrician install lighting for the signs. The lighting will be tasteful and in keeping with our community.

The Board has also elected to change landscapers. We have contracted with a highly recommended landscaper, who maintains common areas for other homeowners' associations and a neighboring township. Under this new arrangement, the open space will be cut to a height of four inches seven times each year instead of four times as was done in previous years. In addition, the entrance ways and circle will be cut and weeded at least nine times per year with the circle and island being cleaned and mulched. In the Spring there will be flowers planted in the island, circle and Country View entrance. In the Fall, there will be a total of 1,000 daffodils, crocus and tulip bulbs planted in the same area and which will hopefully bloom and grace our entranceways in the Spring of 1990. Also, the dead trees, bushes and plants in the island and circle will be removed and replaced. As to the Countryview Drive entrance, the areas on both sides of the stonewall will be cleared as far as the wall runs along Bryn Mawr Avenue. The opening in the wall will be closed by having a portion of the metal fence welded into place. We plan on having three white pines and two hardwood trees planted on the Blue Route side of this entrance and two black pines planted on the other side.

This is a bold, aggressive approach which we are taking, however based on the comments at the general meeting, one which was overdue. If this landscaper proves successful, in the coming years we anticipate additional clearing, cutting and cleaning of the common areas. This upgraded landscaping brings with it an increase in expenses, as I will explain later.

3. TELEPHONE DIRECTORY - In previous years, the Fox Fields telephone directory was published every two years. In light of the number and regularity of transfers, it was decided that the telephone directory would be published annually. Dale Larrimore and Gail Furman have again volunteered to prepare this directory. I enclose a form which I would request that you promptly complete and return with payment of your annual assessment. So that these directories are timely, it is essential that these forms be returned no later than March 31st.

The Board thought that a combined Fox Fields-Radnor Chase telephone directory would be beneficial to all residents and we have therefore been in contact with the Radnor Chase Homeowners' Association. As this letter goes to print, we have not as yet received their response on a joint effort. Hopefully, they will conclude, as we have, that we all share in the same development.

4. ANNUAL SOCIAL EVENT AND NEW STATIONERY - In reviewing the financial records for 1981 and 1982, I noted certain entertainment expenses which were minimal, to say the least. The senior members of the Board informed me that when the homeowners' association first started, there was an annual social event, which enabled the residents to meet and to get to know one another. With the same goal in mind, the Board thought it would be beneficial to have an annual get together at a place such as "The Willows" during the holiday season. Dale Larrimore has volunteered to head this committee and he is looking for helpers. If anyone would like to volunteer, Dale asks that you call him. Lest any of those, who my predecessor has identified as "complaint hobbyists", start gearing up to voice their objections to this type of expenditure, rest easy as the major cost of this event will be borne by the participants. It is however anticipated that the association will make a nominal contribution to help defray expenses.

As you will note this letter appears on stationery with the Fox Fields logo and the address of Ken and Chris Levin. The graphics for this logo were donated by Fran Van Kirk's accounting firm and Chris Levin has volunteered (perhaps mistakenly) to the use of their address, since she has been donating her accounting services. Hopefully, this puts to rest the complaints regarding professional advertising.

5. DELINQUENT ASSESSMENT - Of the 133 lots in Fox Fields, the annual 1988 assessment was paid on 130 lots. Approximately 85% of the assessments were paid within thirty (30) days of the bill, and 90% within sixty (60) days of the bill. The vast majority of the property owners appreciate the assessment and respect our need for prompt payment. However, for the first time in the history of this association, it was necessary to file liens against three properties, whose owners failed to pay their annual assessments. One property owner subsequently satisfied this lien by paying both the assessment and the filing fees which had been incurred. Although other residents have raised the question, the Board does not feel it is appropriate to print in this newsletter the identity of those who have not paid their annual assessment. This is, however, a matter of public record and those residents who have raised the question and are still curious, are certainly free to review the records of this association. The Board took no pleasure in taking this step, however, in fairness to the 98% who paid their assessment, it was the only step which was left to us. These liens were filed only after repeated written notices were sent to the property owners. Having taken this step, the Board intends to follow this policy this year and in the coming years.

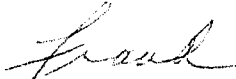
6. NEW ANNUAL ASSESSMENT - As many of you know, the annual assessment of \$100.00 was set by the first Board in 1980. During the ensuing nine years the expenses of the association have grown. They have increased but at no where near the rate that the values of our homes have climbed during this same period. The association has been able to hold the line on an assessment increase by finding ways to cut expenses, such as the abatement of the \$4,000.00 in real estate taxes on the common areas. Unfortunately, however, the degree of common area maintenance has suffered as the association has tried to live hand to mouth. This shaky financial existence is reflected in the enclosed statement of revenue and expenditures for 1988. As can be quickly seen, the expenditures on a per lot basis averaged \$116.00 last year. On the other hand, each property owner, except two, paid an assessment of \$100.00 last year. Simply put, we cannot make ends meet on the current assessment, while at the same time improving the appearance of the entrance ways, circle and open space. It is

therefore necessary to raise the annual assessment starting this year. In setting this new assessment, the Board recognized not only the increases in the costs of existing services, but also the sense of the homeowners that we, as a community had begun to slip; that Fox Fields was beginning to show its age (one only has to think back a couple of months to the old Fox Fields entrance sign.) The Board was also cognitive of the current annual assessments on neighboring developments. Cornerstone has fixed its annual assessment at \$350.00, Inverary at \$1,400.00 and Ravenscliff at \$1,440.00. The Board of Directors have therefore unanimously decided to set the annual assessment at \$150.00 effective January 1, 1989. For that small minority that will no doubt complain about this increase, I ask that they consider rechanneling their energies and assisting the Board in finding ways to upgrade our common areas, while cutting the expenses. To the majority of property owners who realize that this increase represents less than \$1.00 per week more in their annual assessment, and who appreciate the need to maintain and improve our community, the Board thanks you for your support and trust.

Enclosed with this letter is the bill for your 1989 annual assessment, for which payment is requested within thirty (30) days. Please do not forget to enclose with your payment the completed directory information form.

In behalf of the Board, we look forward to seeing each of you at the annual Spring meeting, Thursday, May 11, 1989. Until then, I remain,

Very truly yours,



FRANK J. WESNER, JR,  
PRESIDENT, FOX FIELDS ASSOCIATION, INC.



**1989 BOARD OF DIRECTORS  
FOX FIELDS ASSOCIATION, INC.**

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<b>DALE LARRIMORE 704 SOUTH WINDS DRIVE BRYN MAWR, PA 19010</b>	<b>527-3858</b>
<b>KENNETH LEVIN 314 COUNTRYVIEW DRIVE BRYN MAWR, PA 19010</b>	<b>525-6817</b>
<b>FRANK MENICHINI 633 FOX FIELDS DRIVE BRYN MAWR, PA 19010</b>	<b>525-2165</b>
<b>FRANCIS VAN KIRK 612 FOX FIELDS ROAD BRYN MAWR, PA 19010</b>	<b>527-4595</b>
<b>FRANK J. WESNER, JR. 507 RAMBLEWOOD DRIVE BRYN MAWR, PA 19010</b>	<b>527-4252</b>