



May 23, 2011

To: Fox Fields Neighbors

From: Board of Directors

Gail Furman, President
Ken Levin, Vice President
Frank Wesner, Treasurer
Chuck Pennoni
Lee Gerson
Dale Larrimore

Enclosed are your 2011 dues bill, the election ballot, 2010 financial statements, 2011 budget, and the directory information form for 2011. Please send payment, the completed ballot, and any corrections for the directory as soon as possible to the above address.

It was necessary to increase the dues to \$375 per lot. This is the first increase since 2004. Fuel and insurance costs have risen considerably over those years. Weather conditions and an aging infrastructure have both played a part.

The last two years extreme weather conditions which included 79 and 43 inches of snow for each of the years respectively, plus a drought last summer, caused considerable damage within the development. The winter of 2009-2010 had multiple heavy storms which tore many limbs off trees. This past winter had many 4 inch storms which resulted in snow on the ground continuously from the day after Christmas until the end of February. Unfortunately, the trees were so stressed by the two harsh winters with an intervening drought that 8 large caliper hardwoods died along the creek. Due to the slippery conditions for the entire winter, only 6 trees were able to be removed. The remaining 2 will be taken down either in a dry period mid summer or next winter when the ground is frozen but not snow-covered.

The original storm drain system that was constructed by the developers 30 years ago installed large pipe between lots which ended in open culverts in the fields and directly into Meadowbrook Run creek. The culverts into the creek were also blocked, however since they were in the creek bank, Radnor Township was easily able to clear them. The Haverford Township culverts are mostly into the fields, except for Misty Hollow Court where they are into the creek.

The storm drain that collects run-off in the circle that is between 402 Valley Glen Drive and 629 Fox Fields Road ends in an open culvert that had silted closed. When the development infrastructure was installed around 1980, retention basins and storm water controls were not required. As a result of the topography, a 62 foot long trench that is 12 feet wide and 6 feet deep has been created by the rushing water. We requested remediation from Haverford Township but they only hand-dug the channel from the opening of the pipe to the top of the trench. Therefore, the Association must bear the cost of the additional repairs. On advice from Chuck Pennoni who is a Professional Engineer with a specialty in storm water management, we will be putting ballast rock in the trench. Five truckloads will be brought to the street between 402 and 404 Valley Glen Drive and carried by a skid loader across plywood sheets and rubber mats in the backyards to the hole. The rock will slow down the rushing water from the storm drain so there would be less erosion. The rock is expected to fill half or two-thirds of the trench which is quite hazardous right now. We expect this work to be done during a dry period this summer.

Please remember that there is no dumping of landscape debris or anything else in the common areas. We have to clean up areas repeatedly in order to mow. The field and trench in the above paragraph is one of those areas. Every time we go there, we find more branches where we will be mowing.

Two other fees which have also increased are the ownership transfer fee and the refinance fee. The current housing market and bank financing require the Association give much greater assurance as to the financial stability of the Association. The ownership transfer fee has increased to \$250 which is the minimum that the other planned communities charge. We have been subsidizing sales in the past by undercharging that fee in relation to the cost to prepare the documents required by the PA Uniform Planned Communities Act. In any case, that fee is now allocated solely to the buyer, not split with the seller as in the past. On refinances, we added the \$200 fee because we need to provide assurance to the new mortgage company that the Association is on solid financial footing. We have had much more communication with the financing institutions during the last three years regarding these transactions.

The directory cost has risen considerably. The Board of Directors has decided that new directories will be printed whenever 15% of the neighborhood has turned over. That is when more than 20 families have moved. This year we have enclosed in this package a corrections page to be inserted in last year's copy of the directory. See attached.

We hope to obtain everyone's e-mail addresses so that we can provide a new directory that can be downloaded each year. It would also be helpful to have a communications network to convey important information quickly.

Beginning this year, we will be handling the election by mail ballot which is enclosed herewith and is to be returned with your dues payment. Attendance has been very low at homeowners' meetings whenever we have had them so the Board decided that information by mail as well as mailed ballots is more efficient and will probably produce more participation. The two incumbents who are seeking reelection this year are Ken Levin and Frank Wesner. Anyone interested for next year should contact Chris Levin at 610-525-6817 or chris.levin@yahoo.com for information.

One other subject that needs to be addressed is The Agnes Irwin School letter of May 6. Approximately 100 addressees received a letter from the school indicating that they were planning to rent 508 Ramblewood Drive. The school had applied for a zoning variance to allow 5 unrelated students to reside in the house with house parents. R1 zoning permits only two unrelated persons to live there, or one unrelated person with a family group. A meeting at the house on Tuesday, May 10 with the Head of School, the owner of the property, and the attorney representing the school resulted in the school withdrawing their application for a zoning variance to the Radnor Township Zoning Board. Twenty residents came to the meeting and expressed opposition to the plan. If the zoning change had been allowed, it would have permanently permitted groups of unrelated persons such as college students, a half-way house, etc. to change the character of our neighborhood. It would have adversely affected quality of life and our property values. Thanks to all who helped to convey the best interests of the neighborhood.