



March 18, 2012

To: Fox Field Owners

From: Board of Directors

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

Re: 2012 Newsletter

Attached are the 2011 financial statements and the 2012 budget. The dues for 2011 and 2012 are \$375 per lot. Radnor Chase dues have been \$500 per lot for many years. We have the advantage of economies of scale. Radnor Chase has 45 lots. We have 133 lots. The original subdivision had Radnor Chase as part of Fox Fields, with their common ground of approximately 23 acres included with our 67 acres. Toll Brothers chose to separate their homeowners association from ours.

Spring, summer and fall 2011 were extremely rainy. The ground was so waterlogged that windstorms could easily uproot massive old trees. It also resulted in fewer field cuttings - 10 instead of 13 - since the excessive rainfall and wet fields would have gotten the mowers stuck.

Two 80-foot trees behind Ramblewood were lost. One was rotten on the side towards the houses so we took it down. The other fell parallel to the creek. Another dead tree behind Countryview was also taken down. The remaining sections of metal farm fence along Meadowbrook creek as well as the brush in that area were also removed. The funds saved on fewer cuttings and the trench work enabled the tree work to be completed in the fall.

All the tree work carried over from last year has been completed in 2012, as well as an additional one in the woods behind Ramblewood. A second tree in that location plus several dead or dying willows along Meadowbrook creek (Ramblewood side) will be removed next winter.

This year's budget has 8 trees to be added in the fall. They will be maples, oaks, pin oaks - hardwoods. They will be planted with green trunk protection for several years to keep the deer from destroying them until they get established.

The brush clearing and pruning up trees along Meadowbrook creek started several years ago from the pond and bridge has continued. Two more days were spent working towards the Radnor Chase property line. Eventually the creek bank on both sides should be easily walkable.

The deer problem in both Haverford and Radnor Townships may be addressed soon. Haverford Township has used police sharpshooters to cull the herd. Radnor had a meeting last week and are considering culling also. Ravenscliff Homeowners Association located in Radnor allowed private hunters to come in to cull the herd in their fields. We will wait to see what options become available to us since we need to coordinate two different townships regulations.

One issue that has occurred since the development was formed over 30 years ago is the lot owners encroachment on the common area adjoining their property. All common areas are owned by the association. Lot owners have an indivisible membership in the association. Proximity to common ground does not entitle a lot owner to authority over that land. It may not be fenced to prevent access to the other owners. Planting landscaping is done at your own risk. The homeowners' association management policy is to maintain a neat appearance throughout the entire development. In the early years, we were not aware of the impact of individual owners

enhancements to the common areas.

One owner was a garden club enthusiast and had tours of her property and the common area nearby in which she had extensively planted specimen trees, bushes and flowers. She even crossed over the creek and placed a group of trees close together to block her view of the houses on the other side. When some of the existing trees died, we had a difficult time removing them due to the trees being too close together. The subsequent owners of her property had to clear much of her plantings since they were high-maintenance and had overgrown the lot.

Another owner regraded his lot and planted a row of trees on the far side of the drainage channel in the common area, which redirected the channel towards the back of the lots and resulted in erosion. The bushes and trees he planted were allowed to overgrow the area. The association had to clear the area many years later and correct the runoff problem.

The Blue Route side of Countryview has a developer-created problem. The rear lot lines are several feet down the embankment towards Ithan creek. Most of the creek area is common ground, with a steep grade. Two very large trees fell from the common area into the backyard of one lot, narrowly missing the house both times. Also, the brush and vines were growing towards the backyards, towards the light. In order to prevent other tree incidents the association has been cutting trees and brush, and spraying. Trees leaning towards the homes are removed. We have requested a 8-10 foot area at the top of the embankment in the backyards to allow landscape equipment to work on the trees on the hillside. Fences must be positioned to allow us access to this area along the entire row of homes.

Some lot owners planted a row of trees on the borders to the next door lot, extending the row into the common area. If the type of tree is prone to splitting in high wind and the common ground is downhill from the houses, we have broken trees to clean up in the fields.

Trees planted in the fields must be far enough apart to allow the large mower with wings on both sides to cut between them. The cost of field cuttings with smaller mowers having to trim around tightly planted trees would be much higher than we currently pay.

Since the last directory was printed in 2010 we have had 8 houses sold. Gail has an insert with these changes to be stapled into the directories. As we stated last year, we will only print a new one after 20 lots have changed hands. She is still trying to get everyone's emails. An updated Babysitter and Other Jobs Listing for the directory is also enclosed for attachment over pages 25-27.

Regarding the election to Fox Fields Board of Directors, Gail Furman and Lee Gerson are both up this year. Last years ballots included with the dues notices resulted in 60 votes for Ken Levin and 61 for Frank Wesner, a 46% participation rate.

Since in prior years we had barely 10% of the owners showing up for the homeowners' meetings, we will again enclose a mail-in ballot for you to return to 314 Countryview Drive. We will not hold a meeting this year, but plan to have another meeting either next year (year #3) or the following (year #4).

If you have any concerns, please call Chris Levin, manager at 610-525-6817 or e-mail [chris.levin@yahoo.com](mailto:chris.levin@yahoo.com). The board members are also available. See page vi in the front of the directory. Lewis Rodin has been replaced by Dale Larrimore 610-527-3858.