



March 15, 2016

To: Fox Fields Owners
From: Board of Directors

Gail Furman, President	610-527-3053	Chuck Pennoni	610-527-4455
Ken Levin, Vice President	610-525-6817	Lee Gerson	610-520-9685
Frank Wesner, Treasurer	610-527-4252	Dale Larrimore	610-527-3858

Re: 2016 Newsletter

Enclosed are the financial statements and 2016 budget. The dues will remain at \$375 per lot. Payment is due by April 30. Failure to pay timely will result in assessment of late penalty, lien filing and satisfaction fees, and interest. There are 4 liens outstanding at this time, all for the same property.

Zabrocky Property

Sheriff's Sale for 705 Southwinds Drive on May 20, 2016 at 11 am in the County Council Room, Delaware County Courthouse, Media, PA. The liens on the property are \$482,000 for Citimortgage and \$2212 for Fox Fields. The balance of the Fox Fields dues receivable is accrued interest through 12/31/15 and an increase in the lien fees. Once the event has taken place, it will be determined if Fox Fields will collect on the liens. Citimortgage is the first lien holder and we only receive payment once they are paid in full.

Burglaries

In 2015 there were 3 burglaries. The police have suggested that neighbors be vigilant about unusual vehicles and unidentified people on the streets and in the fields. It would be helpful to write down license plate numbers and call police about anyone who appears suspicious. I have requested the landscapers wear logo shirts when working in our development so they can be easily identified. The trucks and shirts say Earl Ebling Landscaping.

Insurance Claim by PA DOT

During the January 22 snowstorm, a large tree fell against the Blue Route wall, demolishing a section and falling into the righthand lane between the Broomall and Villanova exits. PA Dot may try to hold Fox Fields responsible and our insurance company, Harleysville/ Nationwide is defending us against the claim. We were notified on 2/29 of the incident. We don't believe that it is on our property. The tree fell near the upper field behind Misty Hollow Court. Photos were obtained from the Blue Route side and sent to the insurance company. The location is extremely inaccessible from the Fox Fields side due underbrush and tree growth. The rootball of the tree is suspended on top of the inner wall and the outer wall is broken. There are 2 overlapping walls where the tree fell and PA DOT's cleanup following the storm was to throw the top of the tree between the 2 walls behind the guard rail. Investigating and cleaning up, even if it is determined to be PA DOT's responsibility, means that there will be additional people in that area.

Pool fences

This past year we discovered that several pool fences were outside the boundaries of the owners' lots and fenced off portions of the common open space. Some were relocated by the owners at our request and we are working to correct the encroachment with others.

Elections at May Annual Meeting

The election results for 2015 were 94 votes each for Gail Furman and Lee Gerson, a 71% participation rate. In 2016, Chuck Pennoni and Dale Larrimore are finishing their 3-year terms. In recent years, though we welcomed neighbors to submit their nominations for the board, no one volunteered. If anyone is interested in serving on the Board of Directors for Fox Fields, the bylaws require that you submit 5 signatures from neighbors supporting your nomination. Please submit that, along with a short bio indicating any relevant skills or interests that you have that would contribute to the neighborhood. We will need this submitted to us by April 18th, in order to submit it Fox Fields homeowners before our annual meeting in May. We will provide paper ballots to every owner in advance of the May meeting, and those who cannot attend may mail their ballot proxies in to be counted in the vote at the meeting.