

# Fox Fields Association, Inc.

2017 Annual Meeting

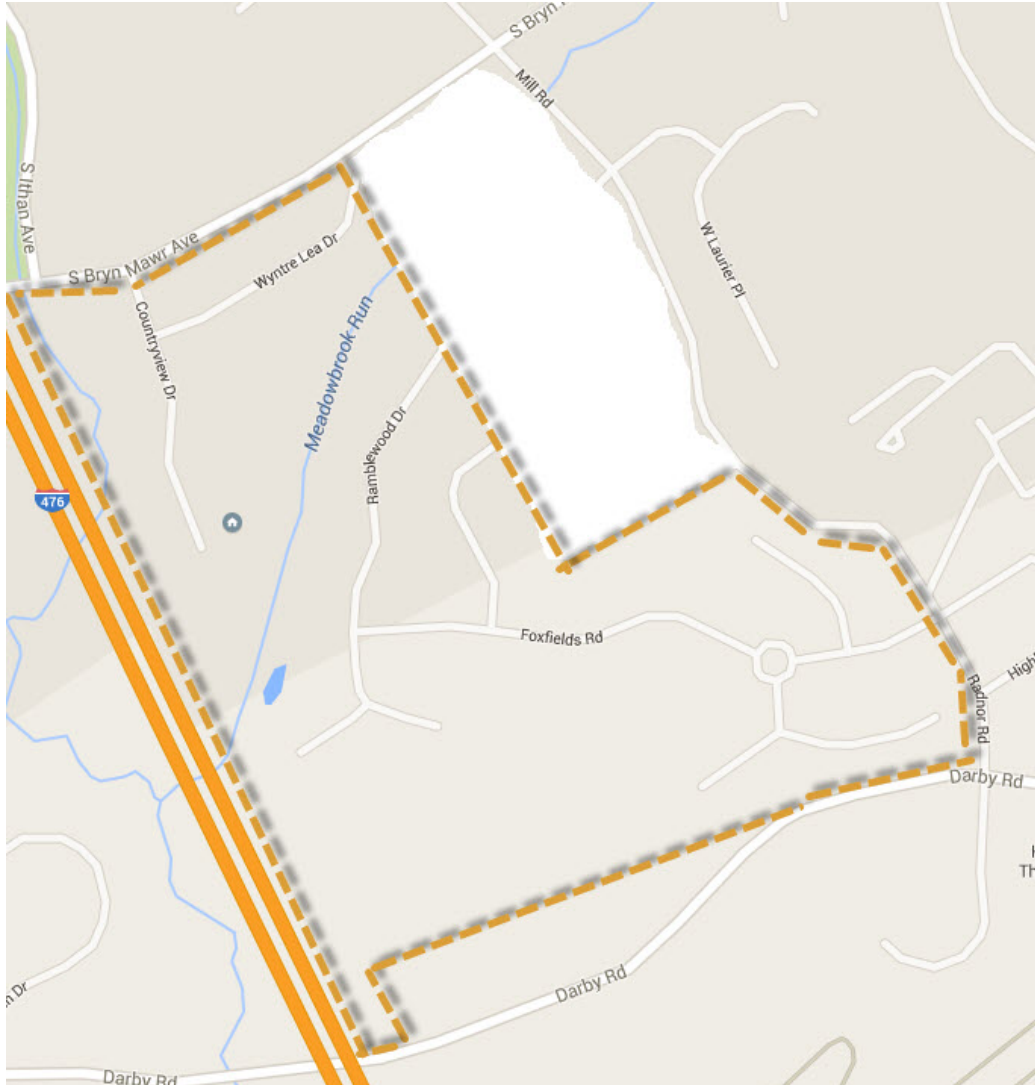
# Introduction of the Board and Manager

# Agenda

- Fox Fields Open Space and Landscaping Overview
- Financial Discussion – Dues, Collections, Use of Funds
- Pond Alternatives
- Discussion of Speed Bumps, Solar Equipment Guidelines, Trespassing on Upper Open Space
- Voting Results – Greenberg Settlement and Directors' Election

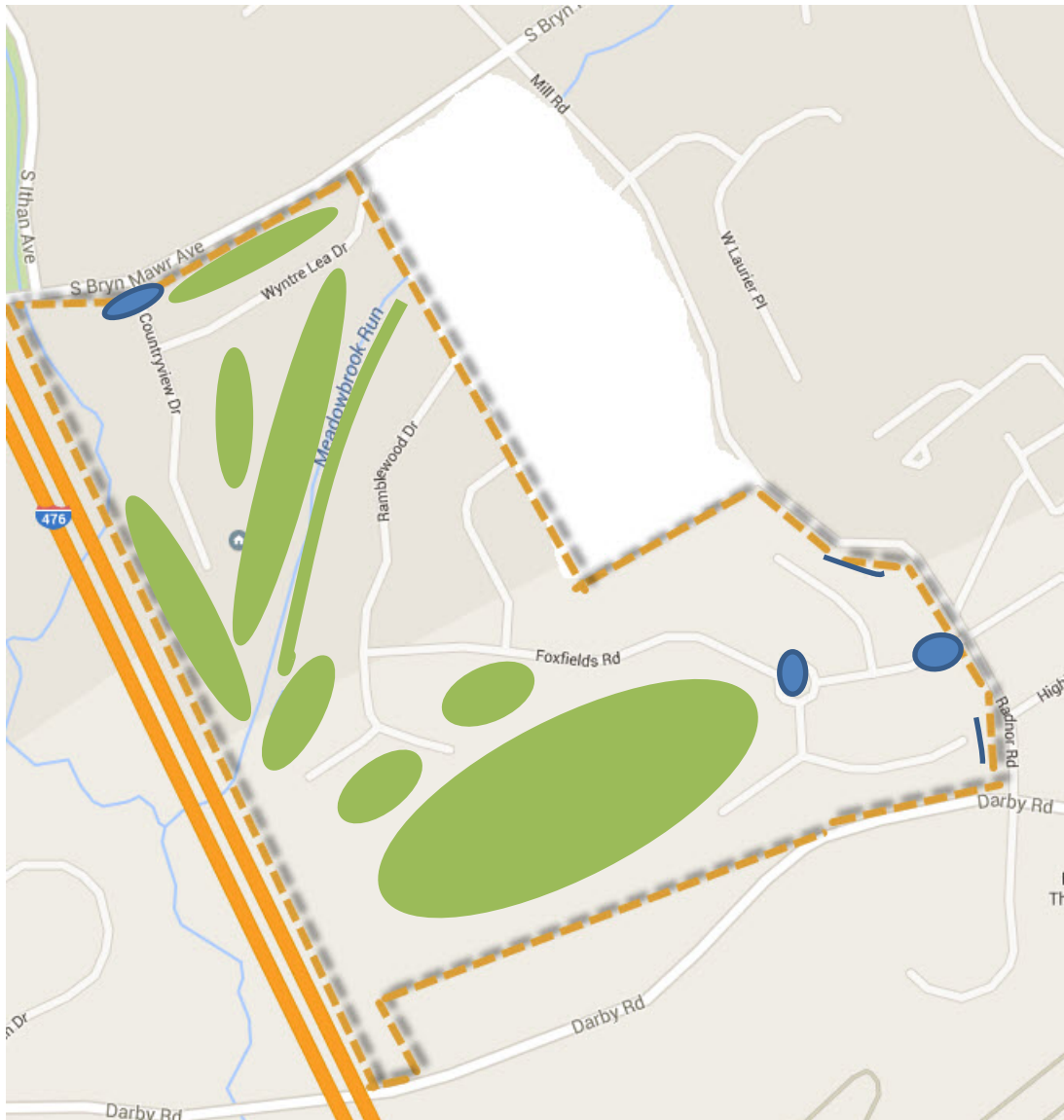
# Fox Fields Overview

# What is Fox Fields?



- Residential Development Established in 1978
- Partly in Radnor / Haverford Townships
- 133 Residential Lots (Approx. ½ Acre Each)
- 48 Acres Open Space
- Declaration Providing:
  - Recorded in Delaware County
  - Association to Own and Maintain Open Space
  - Board to Manage Association
  - Assessment of Dues
  - Each Lot Owner is a Member
  - Binds Each of the Residential Lots
  - Each Member has Non-Exclusive Easement of Enjoyment

# Maintenance of the Open Space



- Thirteen Cuttings of the Open Space
- Entrances
  - Annual Plantings and Mulching
  - Weeding and Maintenance
  - Bi-Weekly cuttings
- Pruning and removal of damaged trees
- Vine removal and vine cutting
- New plantings to replace damaged and dead trees
- Occasionally storm drain and trench maintenance

































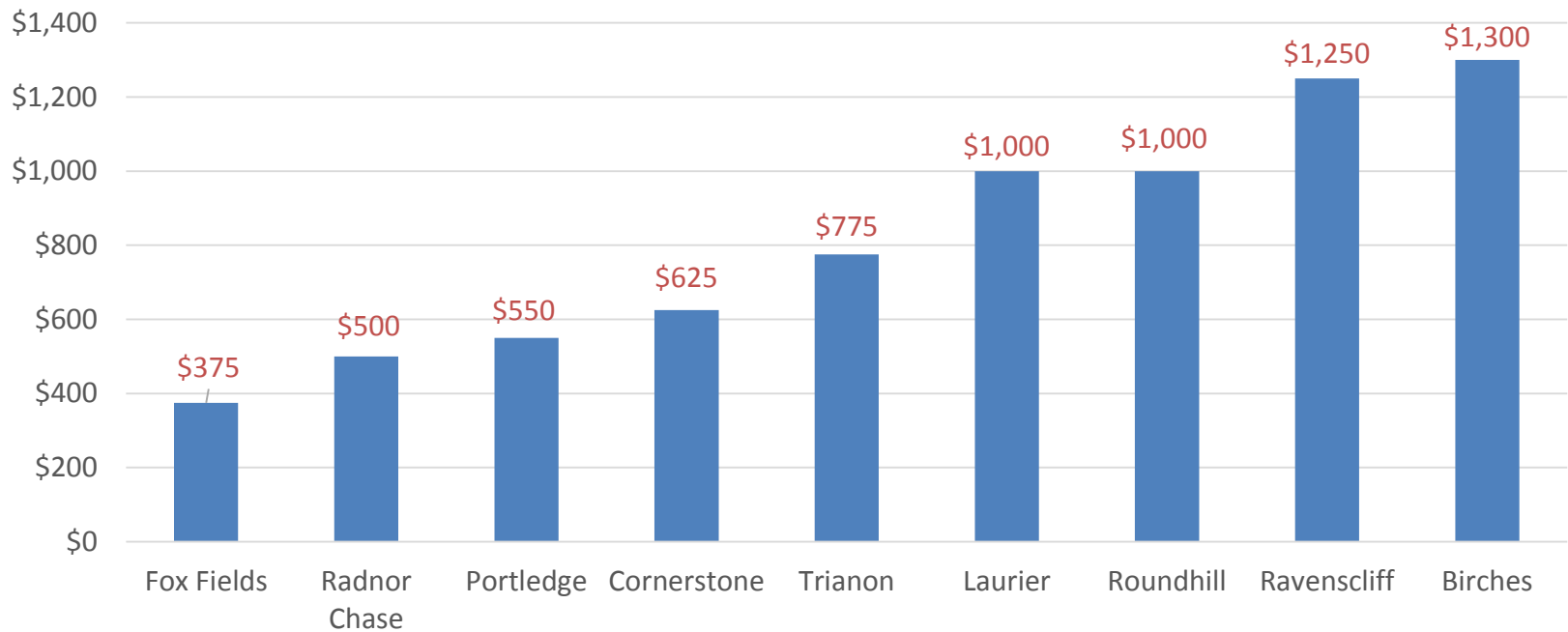


# Financial Discussion

# 2017 Assessment

- \$375 Annual
- 100% Collections
- Assessment has not increased for six years

# Assessments Compared to Neighbors – 2016 - 2017

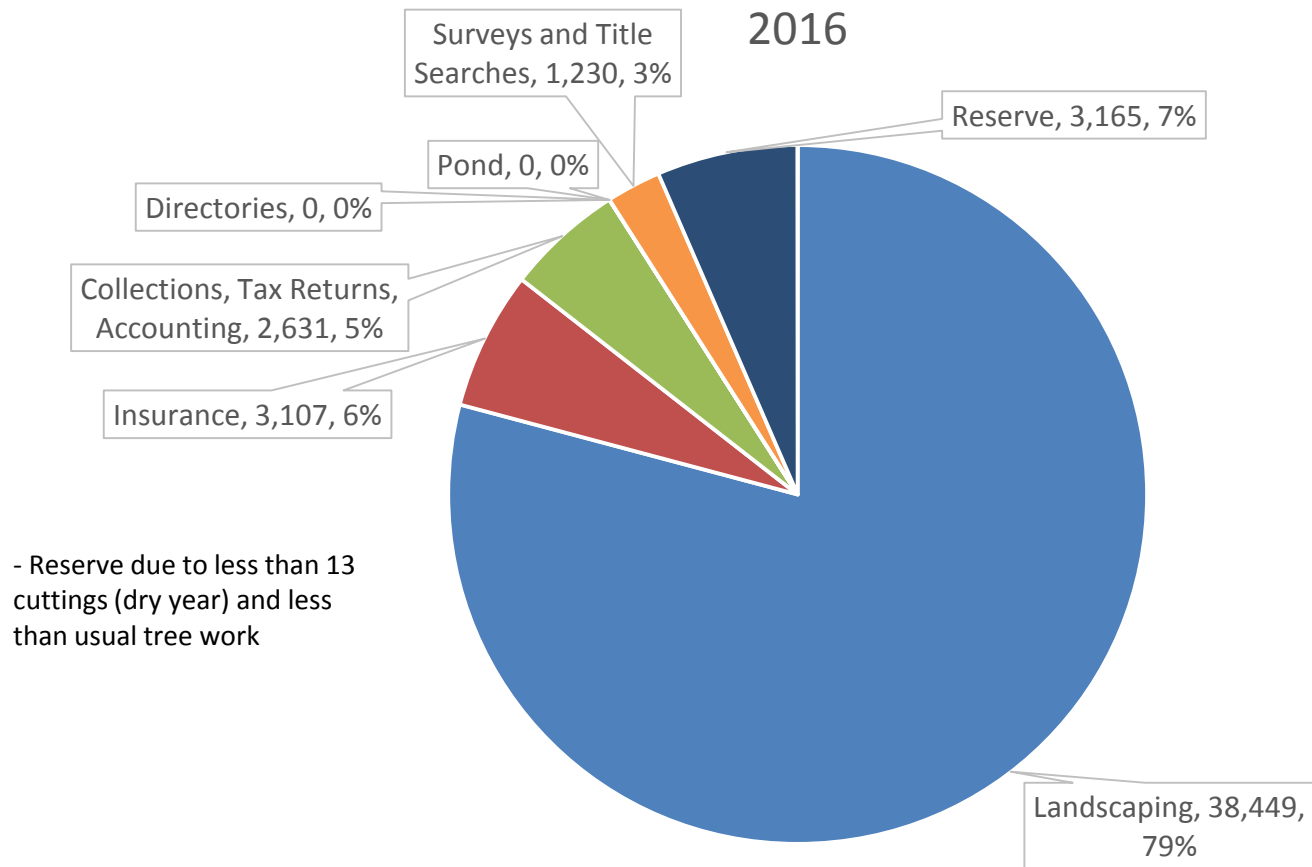




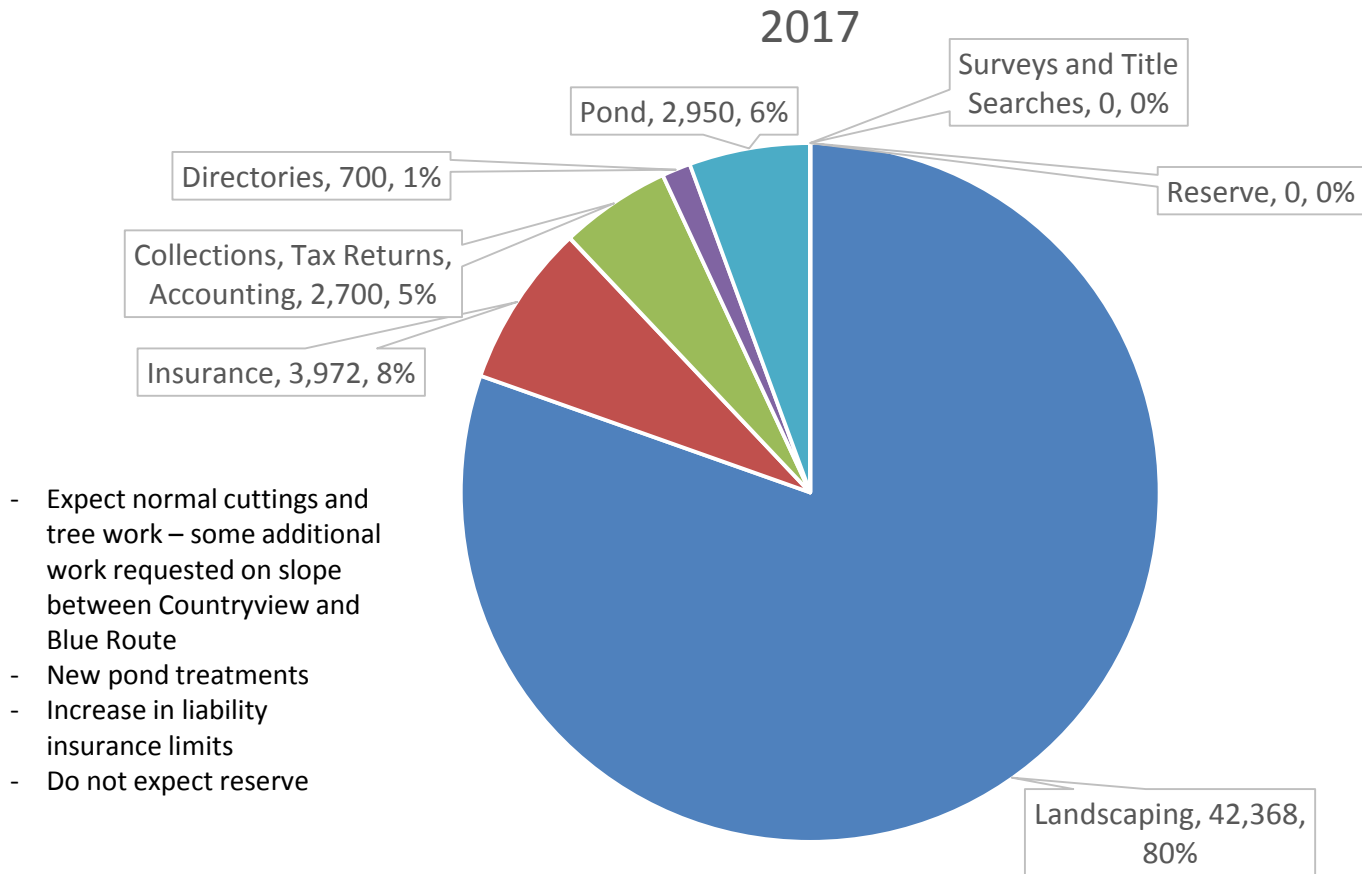
# Factors Keeping Our Assessments Below Neighboring Developments

- Near 100% collections (equitable sharing of costs)
- Avoiding unnecessary costs
- Well priced landscaper with equipment necessary to handle a development of this size efficiently
  - 1988 cost per cut of \$1200 escalated by CPI to 2017 would be \$2505
  - Actual 2017 cost per cut is \$1650 (before 6% sales tax imposed beginning in 1991)
- Use of drought resistant plantings
- Avoidance of projects that would impose continuing maintenance or operational costs

# Where Your Dues Go

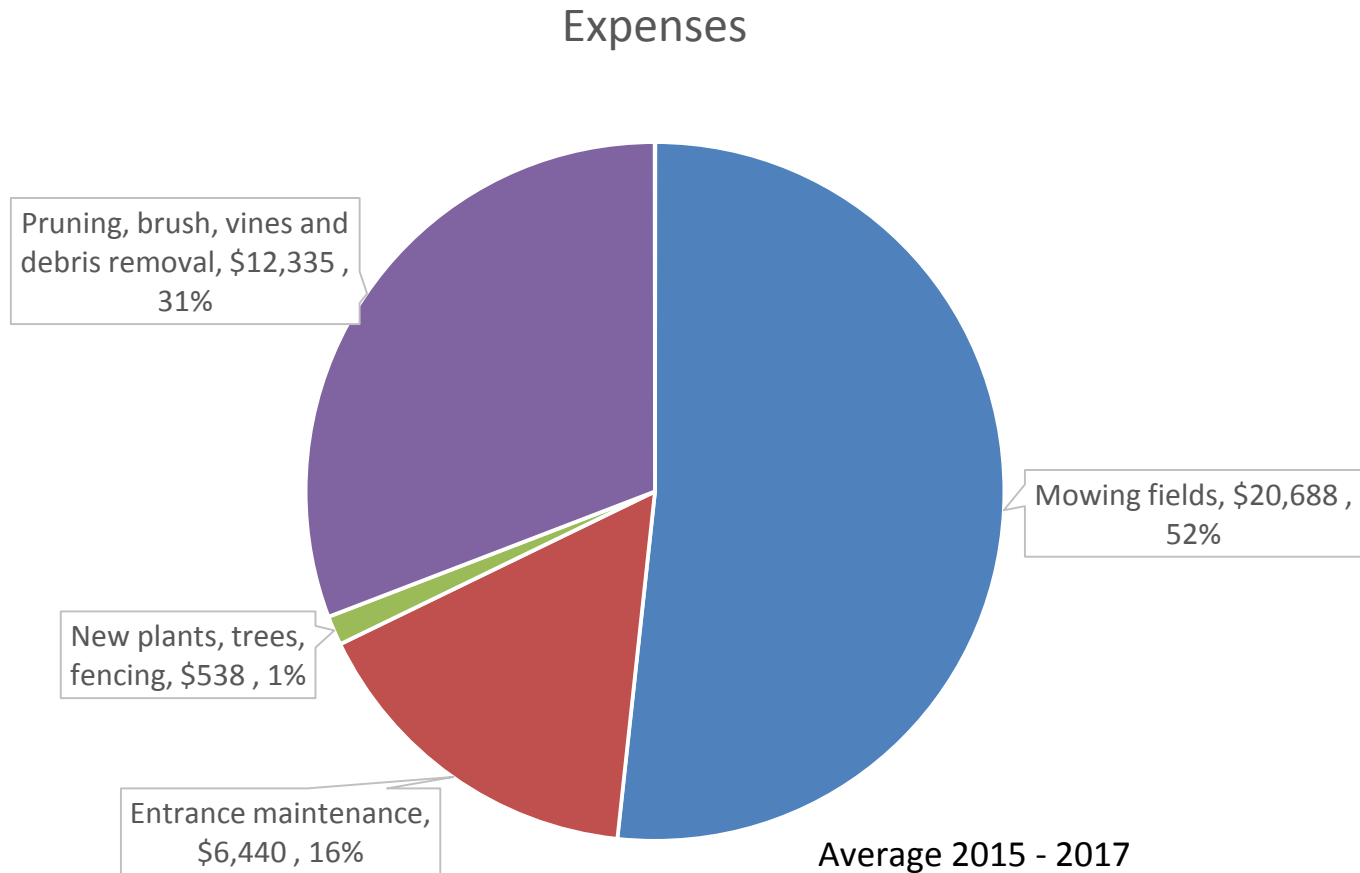


# Where Your Dues Go





# Landscaping Breakdown



# Potential Non- Routine Future Year Expenses

- Erosion under stone bridge over Meadowbrook run
- Potential expenses related to pond

# Exemption from (30%)Federal Income Taxes - IRC 528

## Tax Exemption – 90% Rule

To qualify under IRC 528, your association must meet several requirements, one of which is that at least 90 percent of your association's expenses must be exempt, which means they're operating and capital expenses that directly affect association property. But which expenses are exempt, and which aren't? Here's a rundown.

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At least 90 percent of the association's expenses must be exempt, which means they're operating and capital expenses that directly affect association property. Residual income can't be used to benefit members.

When it comes to meeting the third requirement, what association expenses qualify as exempt? "Basically, exempt expenses are anything for the acquisition, construction, management, maintenance, and repair of association property," says Robert Galvin, a partner at Davis, Malm & D'Agostine PC in Boston who specializes in representing condos and co-ops. "Exempt expenditures are things like insurance, maintenance of the common areas, snow plowing, payroll for the normal management of the building, security, water, and sewer, things of that nature."

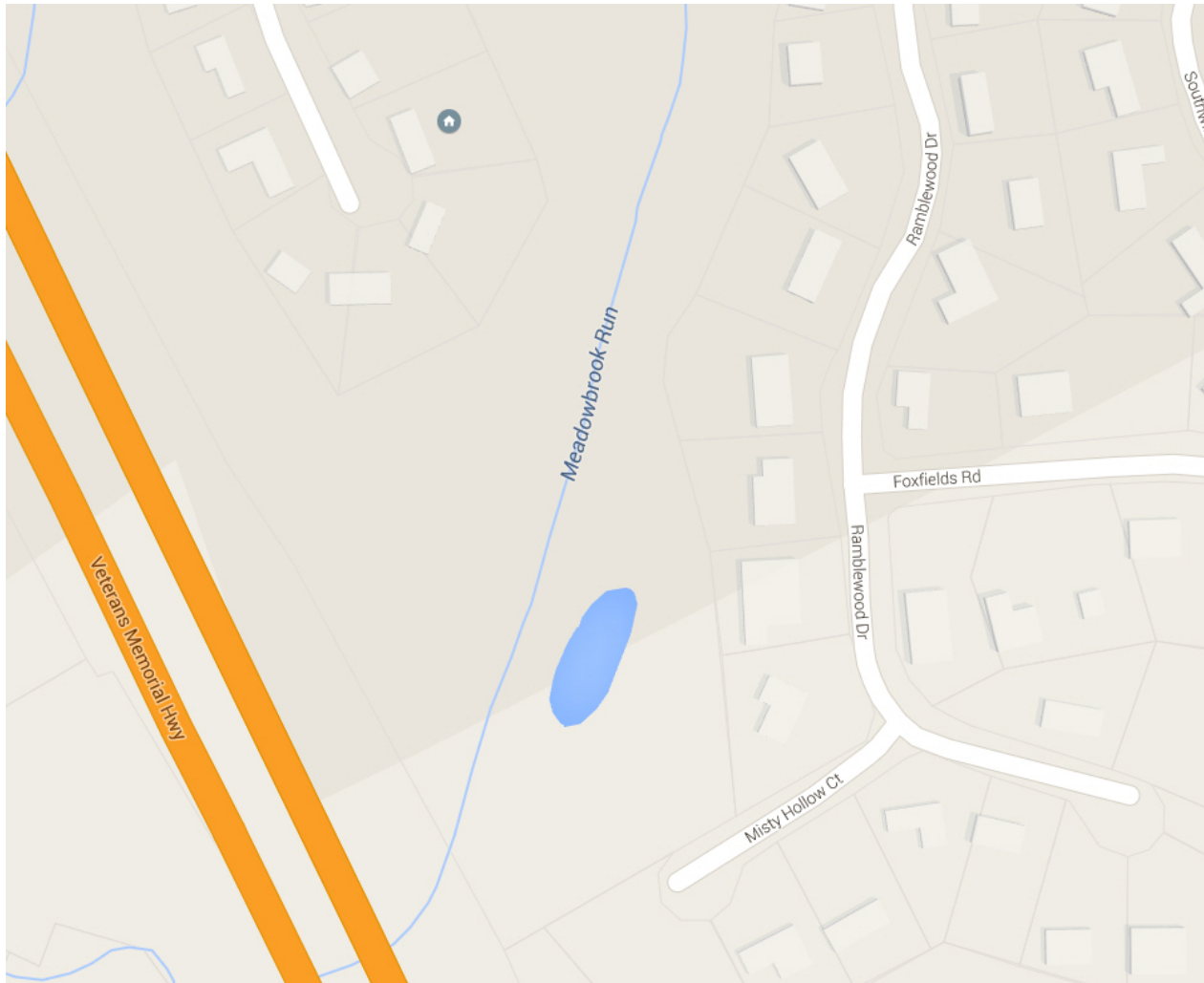
# Exemption of Open Space from Property Taxes

- In 1988, Frank Wesner successfully presented our case for an exemption from local property taxes on the Open Space in Delaware County
- Prior to that we were paying property taxes of \$4,000 per year on the Open Space
- Using the CPI calculator, that yields an approximate savings of \$8,100 in current dollars

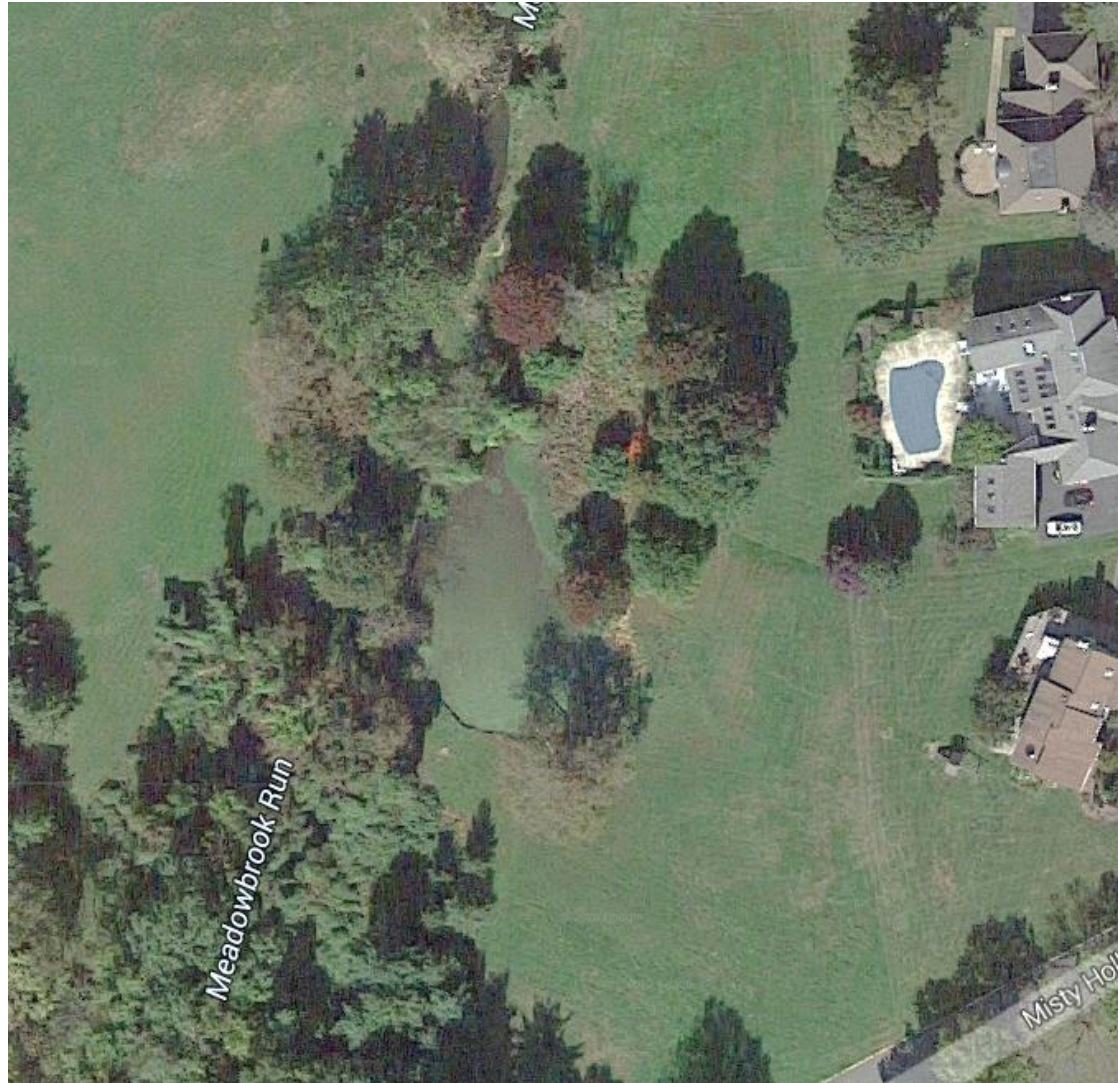


# The Pond

# The Pond



# The Pond





# March 2017





# May 2017





# September 2016



# Pond Committee Formed 2016

- First step Aqua Link, Inc.
  - Treatment of algae, submerged aquatic vegetation (SAV), namely parrot feather, floating aquatic vegetation (FAV), namely watermeal, duckweed, water lettuce, and water hyacinth. In addition, Aqua Link will apply our proprietary blend of bacteria additives to improve the water quality and clarity of the pond. Bacteria additives remove excessive nutrients (phosphorus, ammonia, nitrate & nitrite), reduce noxious odors, and breakdown accumulated sediments
  - 5 treatments 2017 – total \$2,950
  - DEP permit obtained
  - First treatment was May 4, 2017
  - Will continue at this approximate level for at least two years

# Pond Alternatives to Continue to Consider and Price

## Alternatives:

- Continuation of Aqua Link treatments (\$2,950 per year)
- Well and pump system (\$8,775 - \$13,925 initial cost, plus ongoing utility costs)
- Fill-in (guesstimate - \$16,000 – can it be effective because of spring in pond?)
- Dredging (2016 estimate to 4.5 ft. - \$45,000)
- Fencing-in pond (guesstimate for 800 ft. of 4 ft. fence - \$12,000 – 13,000, \$15 - \$17 per foot)
- Do nothing

# Other Issues for Discussion

- Speed Bumps – Ramblewood and/or Fox Fields Road
- Solar Equipment By-Law
- Upper Open Space Trespass and Motor Vehicle Issues



# Election Results

- Greenberg Amendment
- Board of Directors Positions

## Rules and Guidelines for Solar Energy Devices

The following rules and guidelines apply to solar energy devices:

### 1. Location and Installation

- (a) Solar panels shall be installed on the roof of the home or other permanent building on the lot.
- (b) The preferred installation location of solar panels is roof area that is not visible from the street; the preferred location shall be used whenever feasible.
- (c) Solar panels installed on the front elevation of a residence or a roof that faces a street must be flush-mounted on the roof (ie: essentially parallel with and flat to the roof surface), and may not be tilted in any direction more than 2 degrees.
- (d) The bottom of solar panels may be mounted above the roofing material by no more than 6 inches. Solar panels may be mounted at a greater angle only (i) on the rear roof of the home or (ii) when serving as a porch or patio cover on the rear elevation of the home.
- (e) Solar panels may not be placed on more than 50% of the total roof area of a house. Secondary roof areas, such as those covering porches, patios, first floor roof areas on two story homes, and roof areas of outbuildings and other structures, are not included in the calculation of total roof area.
- (f) Solar panels must be installed square to the roof line(s) where the panels are installed.
- (g) Solar panels shall not extend above the ridgeline of the roof where the panel is attached.
- (h) Piping and electrical connections shall be located directly under and/or within the perimeter of the panel and must not be visible from the street.

## 2. Appearance/Maintenance

- (a) Solar panels used should match the color of the roof as closely as possible.
- (b) The color of the solar panels and trim of the support structure must be black, brown, gray or non-reflective metallic.
- (c) Solar panels must have sufficient glare resistance as to not cause annoyance or be a nuisance to other homeowners.
- (d) Solar panels must not produce reflected heat that can be felt or sensed by other homeowners.
- (e) All painted surfaces must be kept in good repair at all times.
- (f) If a solar panel is damaged, it shall be repaired or replaced within 90 days of date of damage; and if not, the panel must be removed and property restored to original condition.
- (g) If a solar panel installation is taken out of service/no longer used, the owner shall notify the Architectural Control Committee, and the installation shall be removed from the property and property restored to original condition.
- (h) When a solar panel is removed, all mounting devices must be removed as well and the roof material repaired so as to cover/obscure all signs of the solar panel installation.

## . Association Review and Approval

(a) All Installations must be submitted to the Association for advance review and approval, as to Association rules, regulations, standards, and guidelines.

(b) The resident desiring to install solar panels must submit to the Architectural Control Committee a Solar Panel Application, and provide information on the proposed location, number, appearance, mounting design, and color of the panels, the manufacturer, solar panel specifications, installer credentials, and proof of any required installer license.

(c) Prior to installation of any solar panels, the resident must receive written approval from the Architecture Control Committee and all required local building permits.

(d) The Architectural Control Committee may withhold approval, even if the standards set forth in this rule are met or exceeded, if it determines in writing that placement of the solar panels as proposed by the property owner constitutes a condition that substantially interferes with the use and enjoyment of land by causing unreasonable discomfort or annoyance to persons of ordinary sensibilities.

(e) Limited exceptions to the requirements of 1(a) and 1(b) above shall be made if the owner's requested location increases the estimated annual energy production of the solar panel installation, as determined by using a publicly available modeling tool provided by the National Renewable Energy Laboratory, by more than 10 percent above the energy production of the installation if located in the area designated by the Association.



4. The following are prohibited:

- (a) A solar panel installation that does not conform to these guidelines.
- (b) The solar panel installation differs from the plans approved by the Architectural Control Committee.
- (c) The solar panels were installed without prior approval by the Architectural Control Committee.
- (d) The solar panels, as installed, void material warranties.
- (e) A Court rules the solar panels are a threat to the public health or safety or violate a law.
- (f) All installations that are prohibited must be brought into compliance immediately if possible; and if not possible, must be removed within 90 days of becoming non-compliant.
- (g) Equipment must be owned by Lot Owner and must be removed and property restored to original condition if no longer in use or upon sale of property if new owner does not desire