

# Fox Fields Association, Inc.

2018 Annual Meeting

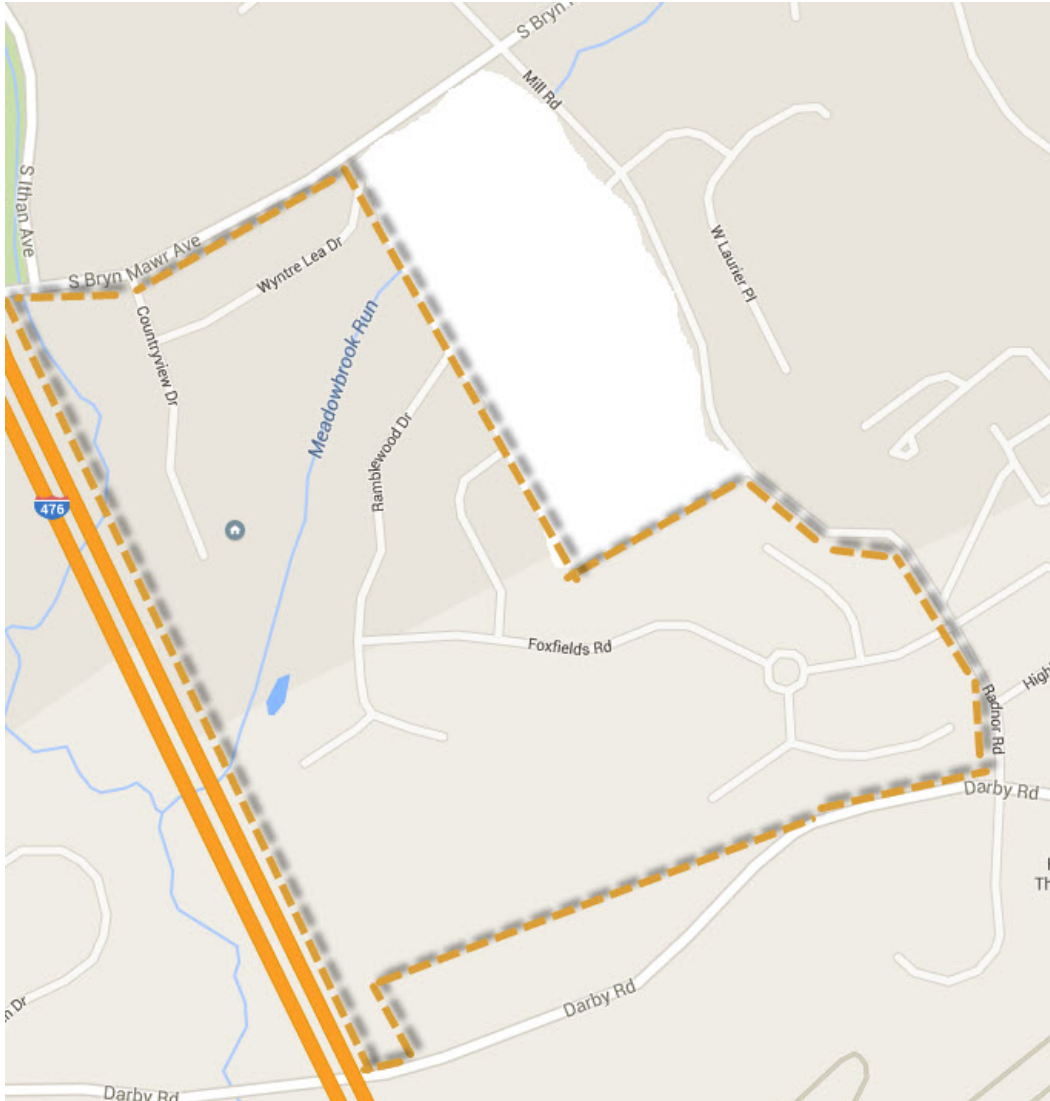
# Introduction of the Board and Manager

# Agenda

- Fox Fields Open Space and Landscaping Overview
- Financial Discussion – Dues, Collections, Use of Funds
- Greenberg Settlement Update
- Pond Update
- Blue Route / Invasive Vine Removal Update
- Solar Equipment Guidelines
- Voting Results – Directors' Election
- Paul Crotty Discussion –
  - Landscaper Start Times
  - Open Space Maintenance

# Fox Fields Overview

# What is Fox Fields?



- Residential Development Established in 1978
- Partly in Radnor / Haverford Townships
- 133 Residential Lots (Approx.  $\frac{1}{2}$  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



Historic Fox Fields Estate – Aerial View in 1924  
520 Ramblewood (carriage house address)

### History (Photo 1924)

- Part of Ellis Farm since 1800's
- Main house was Fox Fields
- Dairy farm
- Fox Fields Development approved 1978
- Developer Bankrupt early 80's
- Association Board retrieved Open Space from Bankruptcy 1980's
- Association Board got tax assessment removed 1980's
- Board has pretty much maintained the Open Space as it was historically – fields and wooded areas



ENTRANCE FRONT



GARDEN FRONT

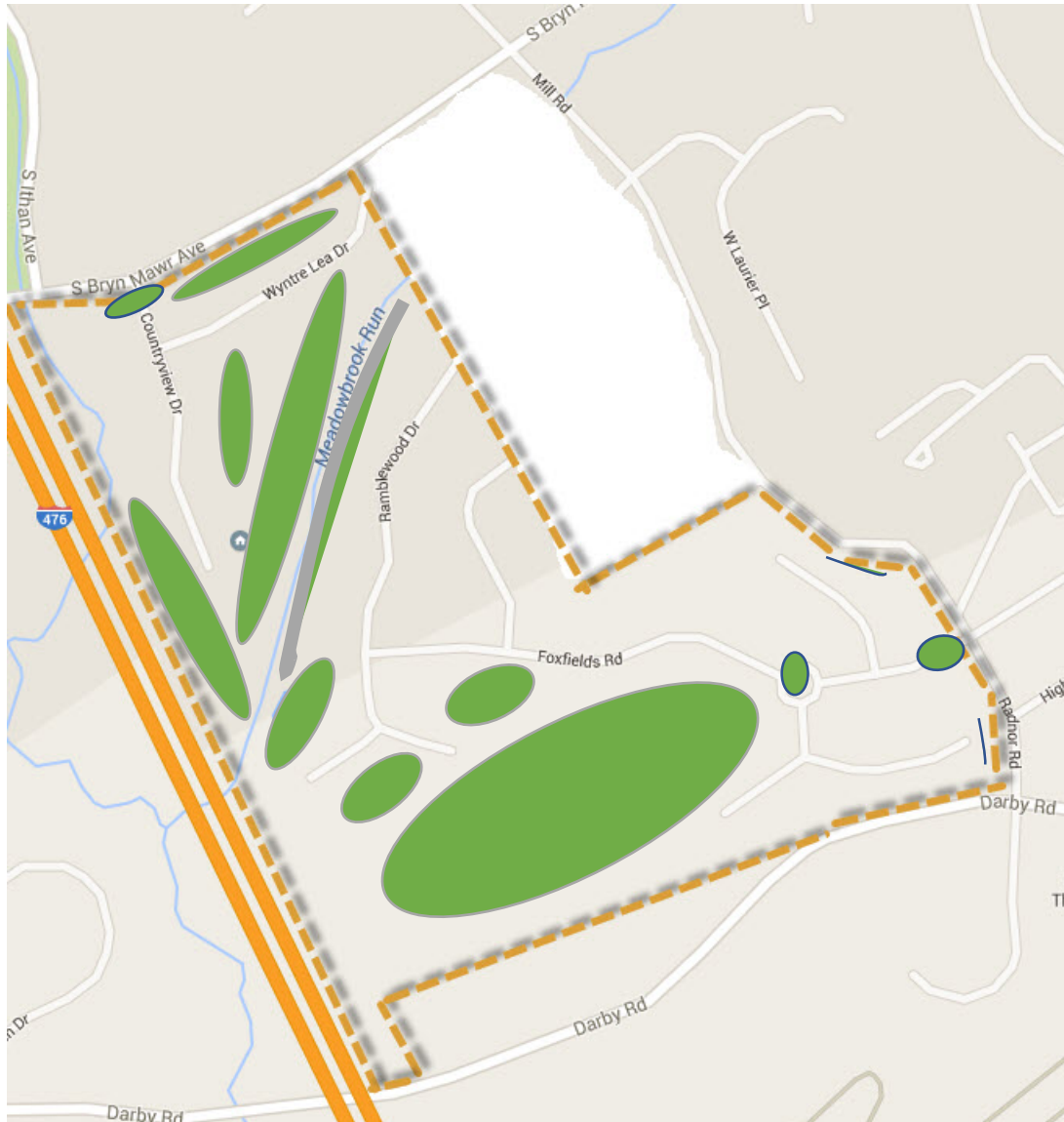
HOUSE FOR WM. S. ELLES, ESQ., BRYN MAWR, PA.  
WILLIAM EVERT & DELVAINE ARCHITECTS

PLATE XXXVIII



Photos of Fox Fields from  
Architectural Review – 1914

# Maintenance of the Open Space



- Thirteen Cuttings of the Open Space (Budgeted)
- 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
- Pond treatments
- Occasionally storm drain and trench maintenance









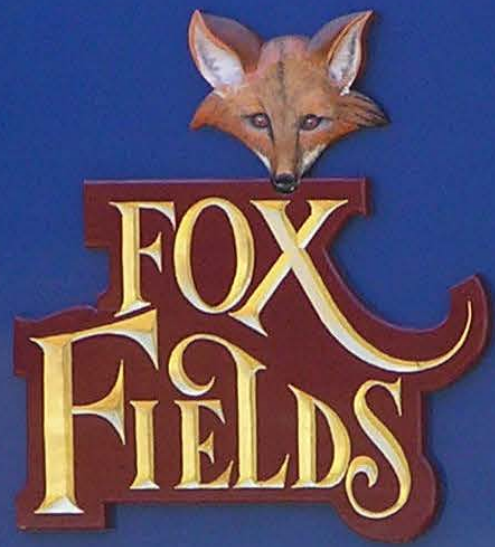
































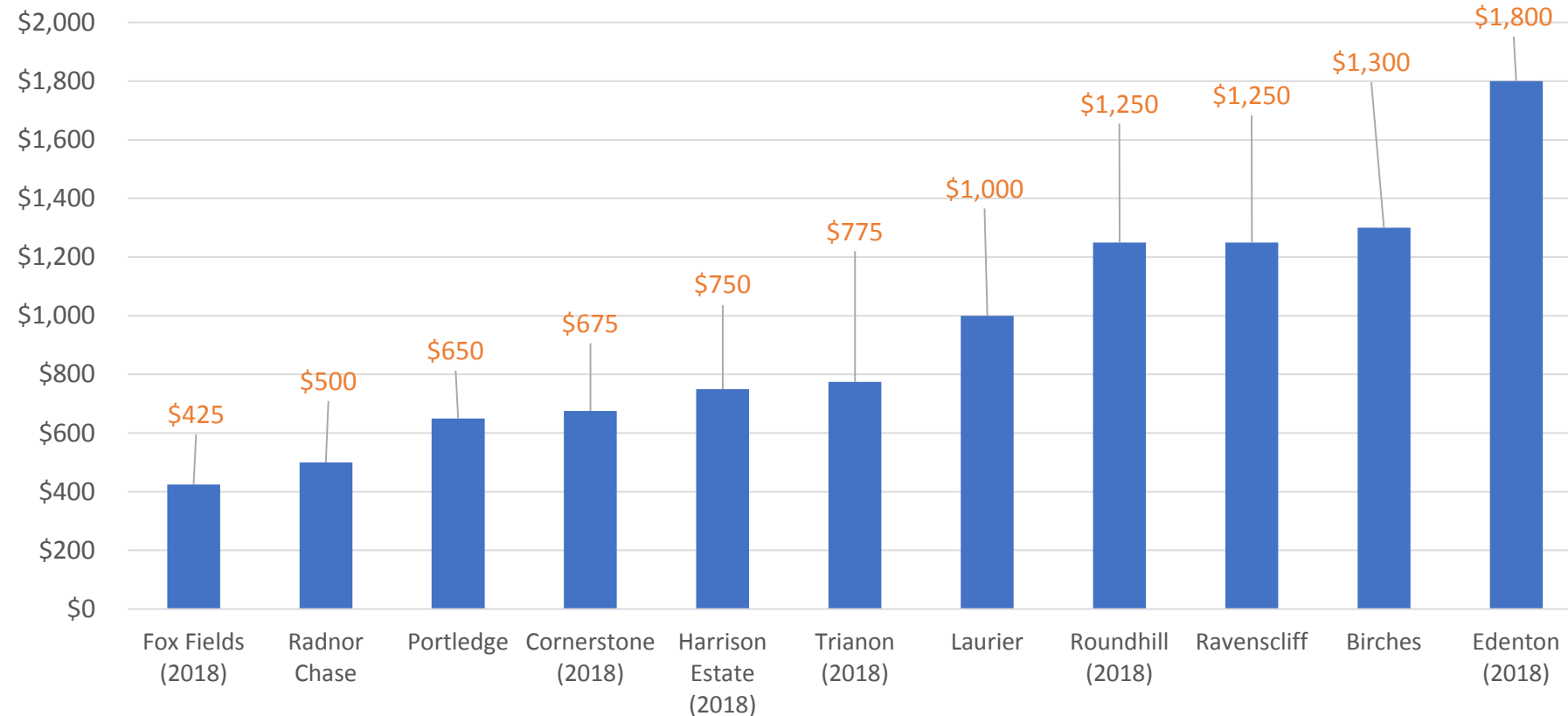






# Financial Discussion

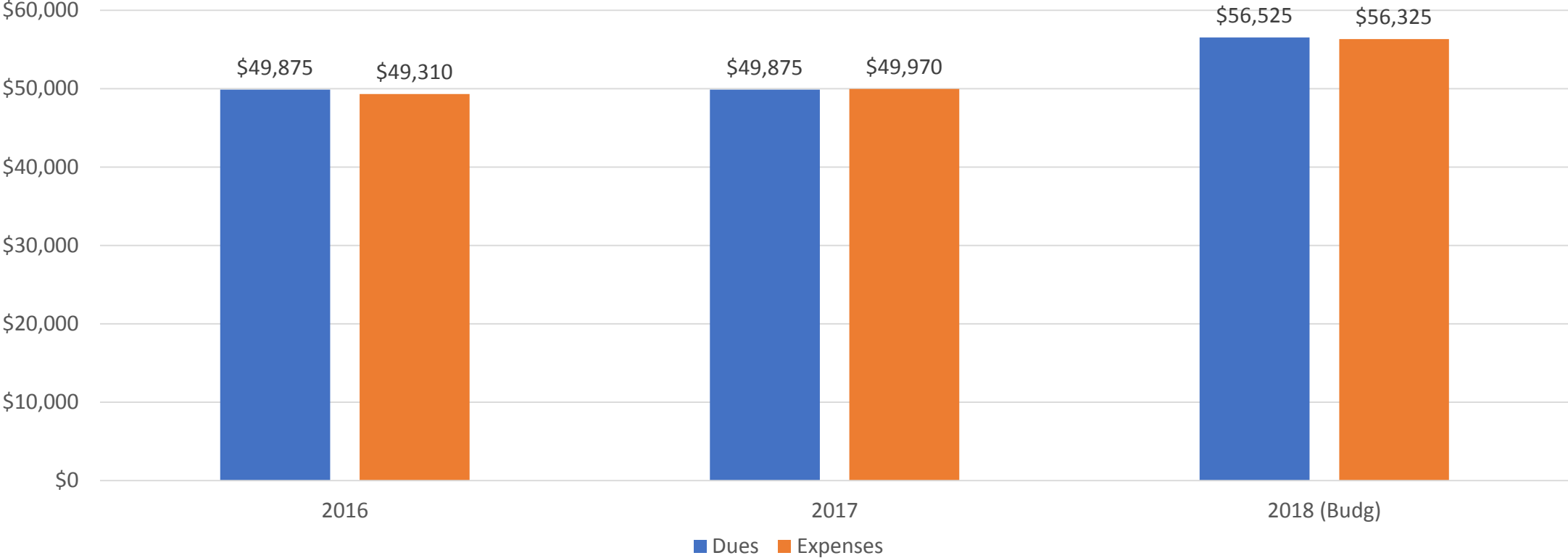
# Assessments Compared to Neighbors



All data 2016 or 2017 unless otherwise indicated.

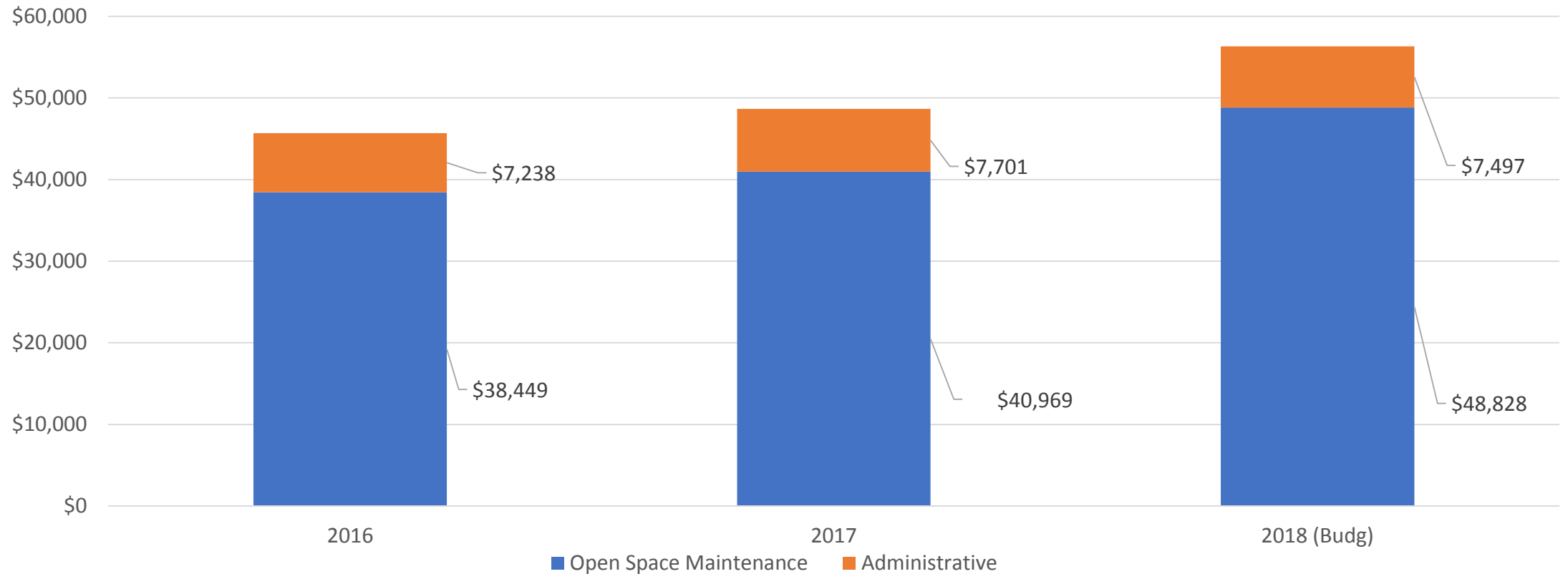
# Dues vs. Expenses

## 2016-2018

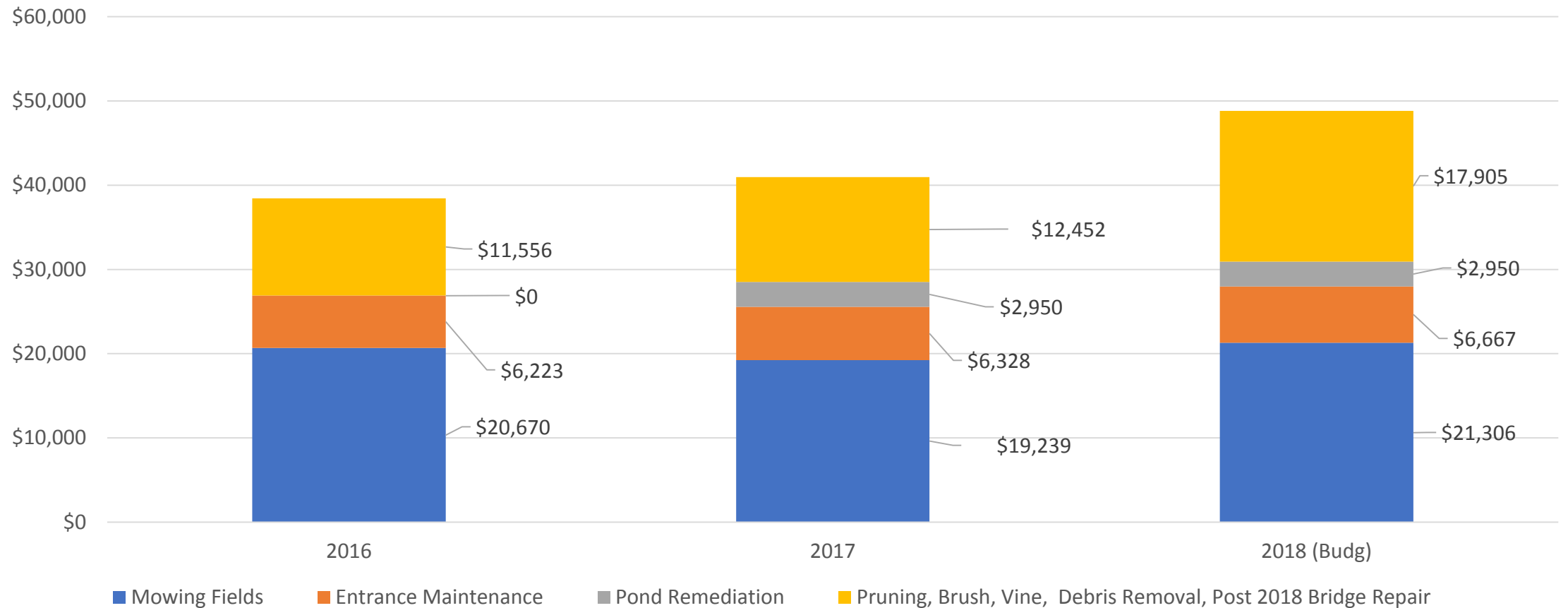


# Where Your Dues Go

## 2016 – 2018

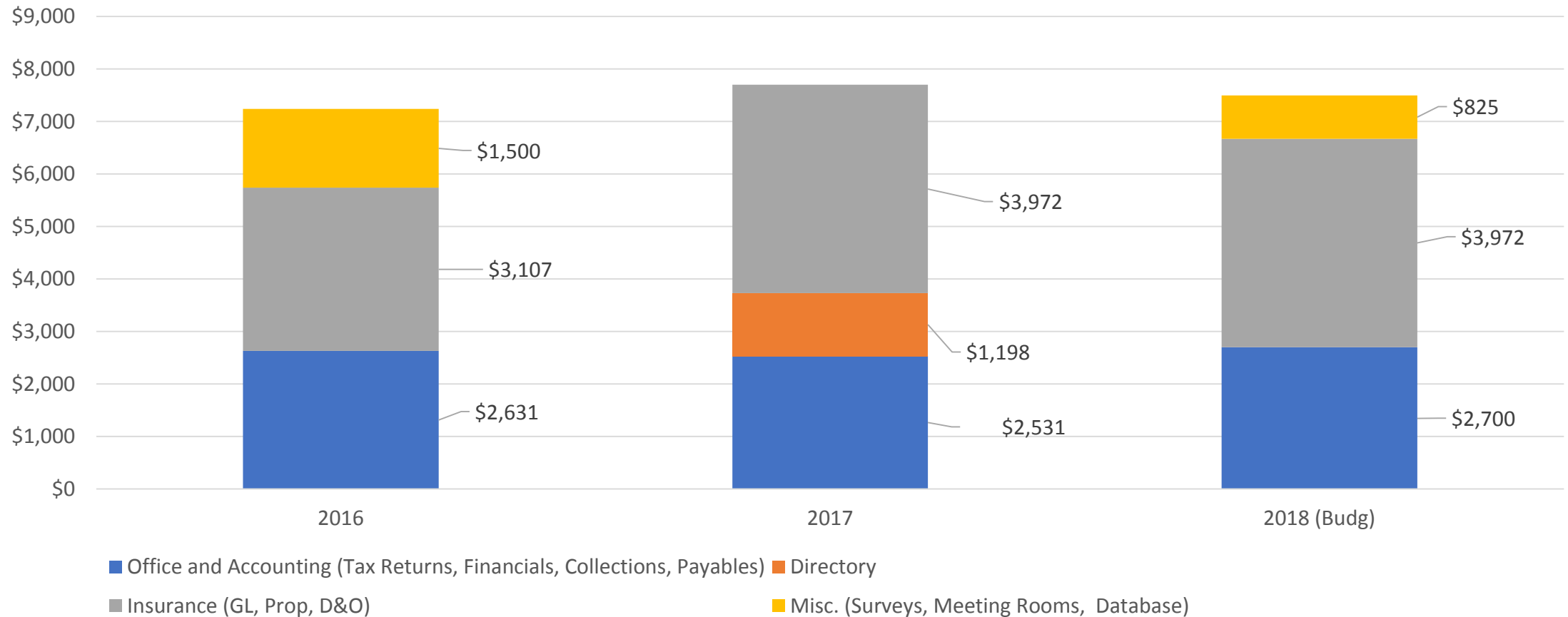


# Open Space Maintenance Costs 2016 – 2018





# Administrative Costs 2016 – 2018

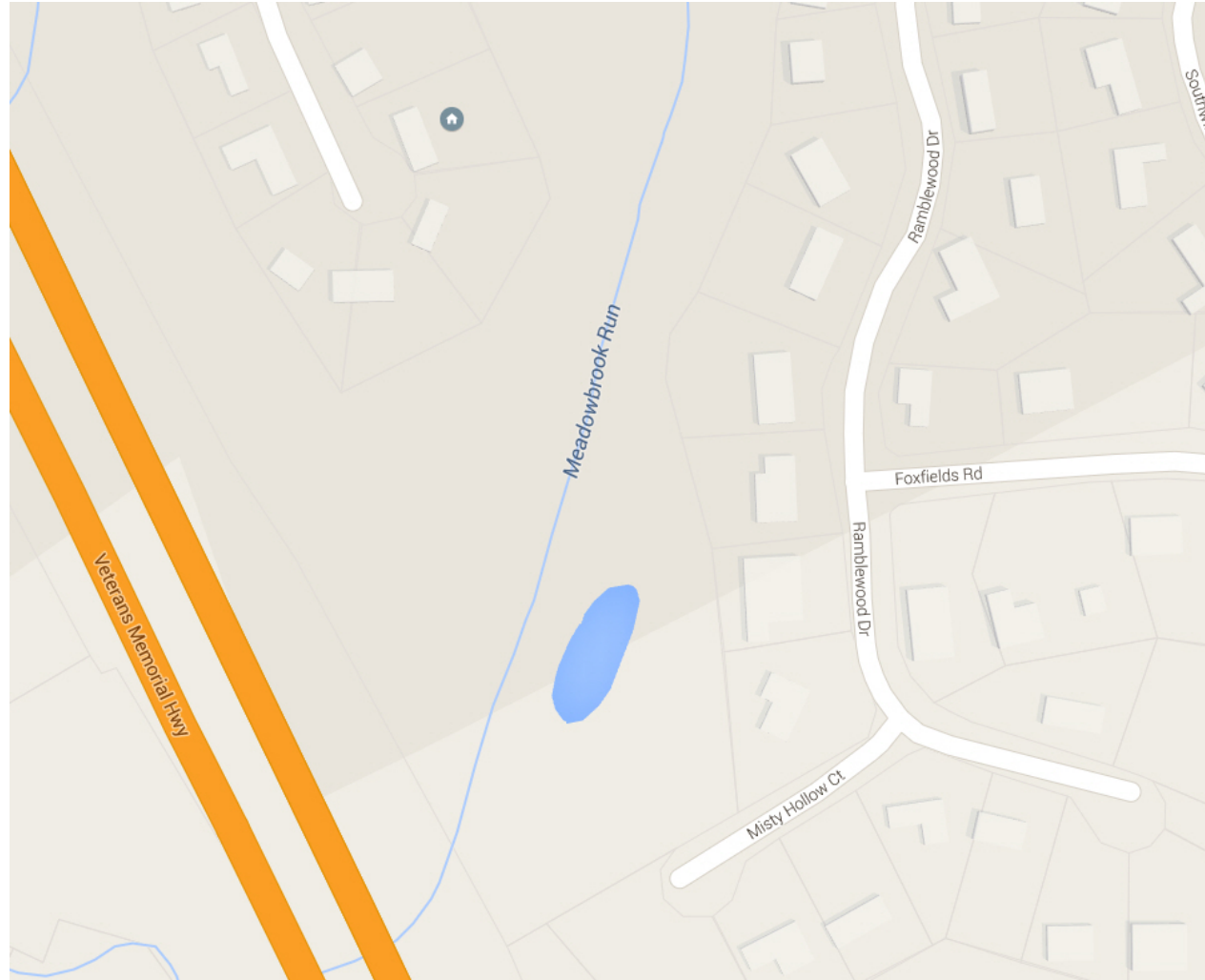


# Greenberg Settlement

- Amendment to Restrictive Covenant Approved by 90% of Lot Owners 2017 to allow land swap to deal with pool deck and fence encroachment
- Subdivision alteration (trade of land) has been approved by Haverford Township Planning Commission.
- Deeds will be exchanged and filings made in Media.
- The Greenbergs will relocate fence upon closure of their pool this year, if not sooner.
- The Greenbergs have been cooperative throughout.
- Planning commission was complimentary of the responsible manner in which both parties resolved this issue.

# The Pond

# The Pond



# The Pond (pre-2016)





September 2016



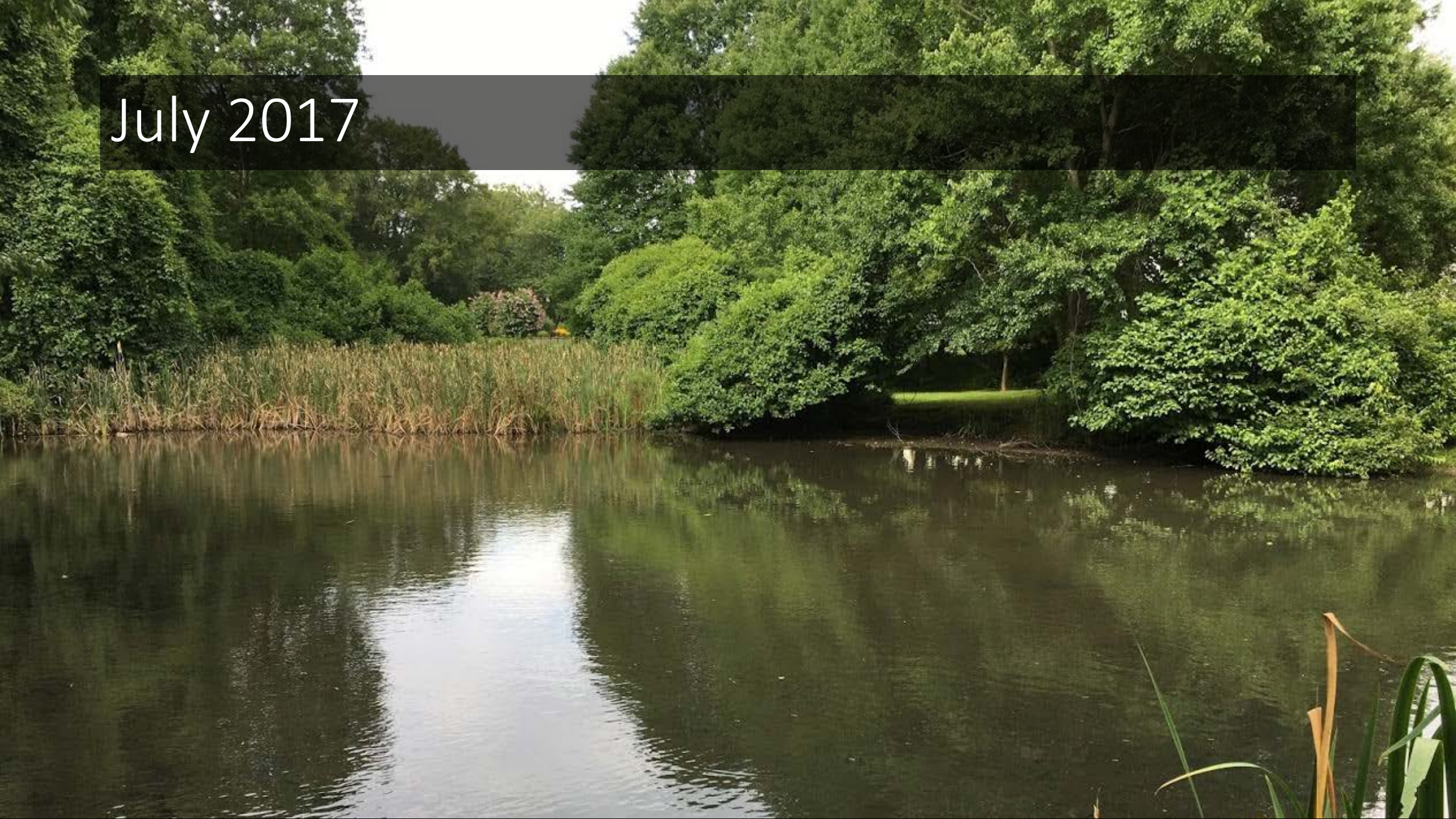


# Pond Committee Formed 2016

- Mark Belitsky did most of the investigation. Keith Bradburd, Dan Twohig and Ken Levin involved.
- First step implemented - Aqua Link, Inc. – Pond Treatments
  - 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
  - DEP permit obtained
  - First treatment was May 4, 2017
  - 5 treatments 2017 – total \$2,950
  - 5 treatments 2018 – total \$2,950
- Last year said would continue at this approximate level for at least two years before considering further actions such as well drilling, dredging or filling in.



July 2017





October 28, 2017





October 30, 2017





February 2018





March 2018





April 2018



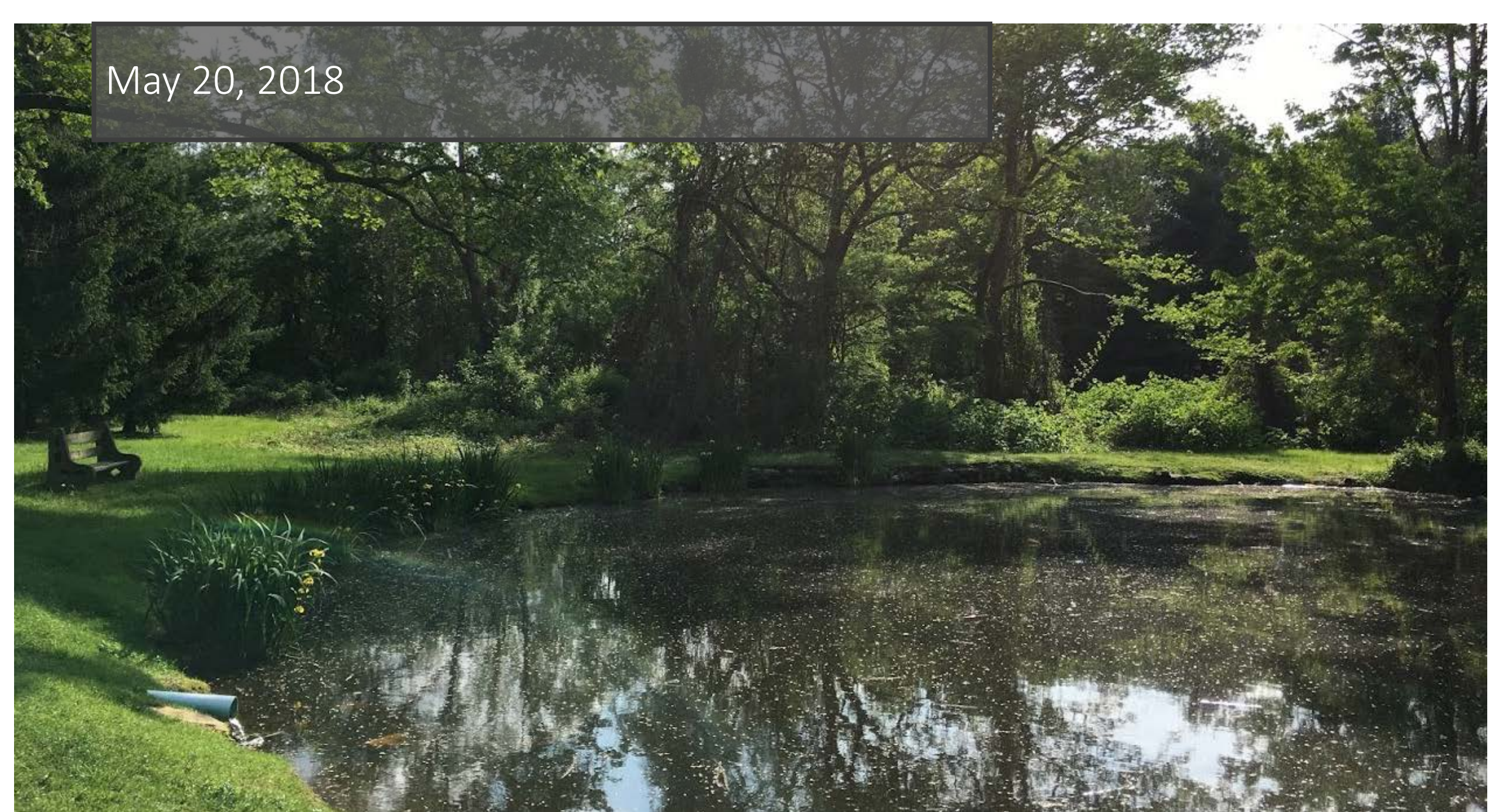


May 15, 2018





May 20, 2018





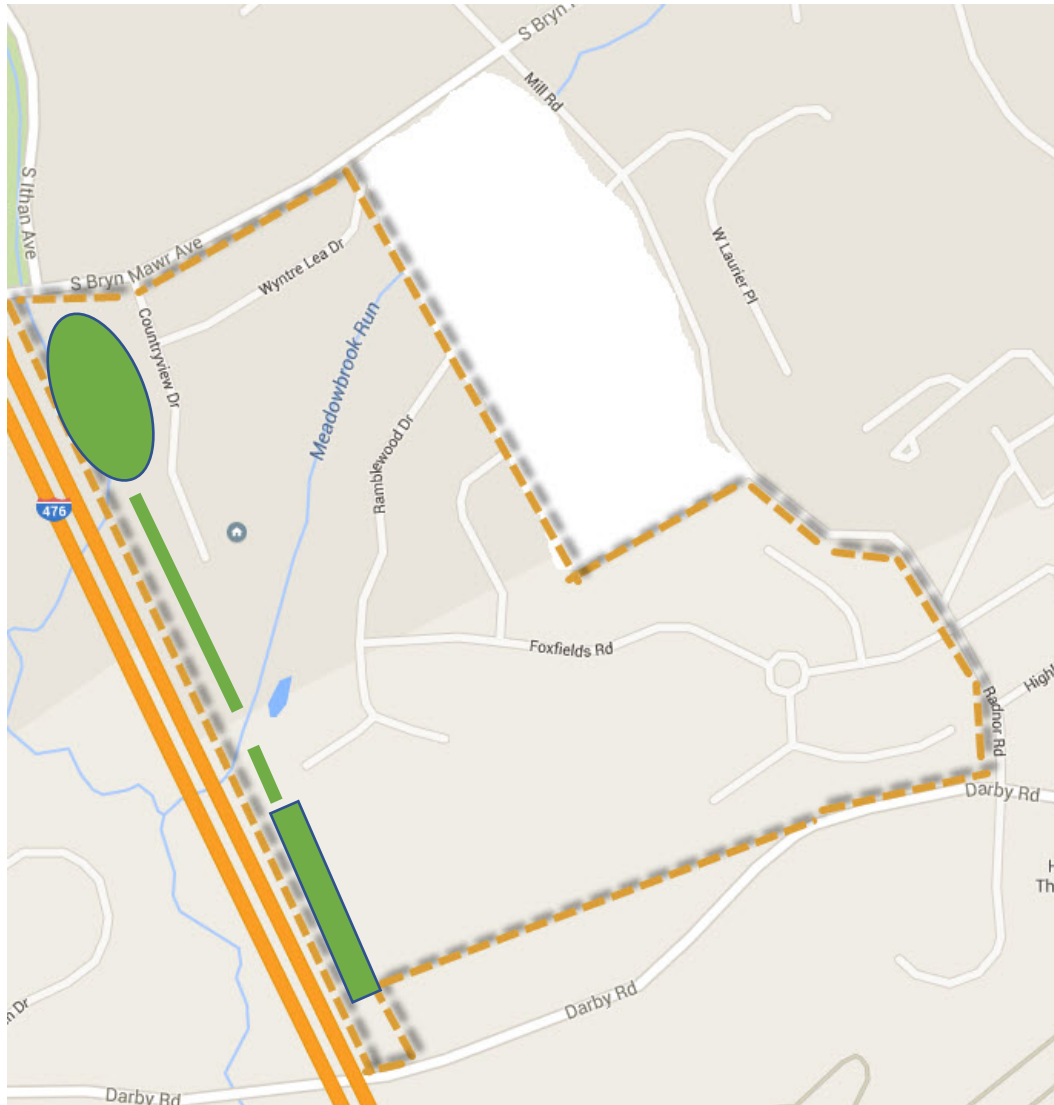
East Side of Pond – May 20, 2018





Along the Blue Route

# Blue Route (I-476)



- Forms western Boundary of Fox Fields
- Partially completed next to Fox Fields as of 1978
- Construction Halted By Environmental Litigation Until 1985
- Construction Completed 1985 – 1991
- Board worked with Urban Engineers to get Noise Wall and Plantings from Penn Dot
- Fox Fields Planted Pines in Non-wooded areas
- Fox Fields left wooded areas adjacent to Blue Route wooded
- Blue Route opened in 1991

# Off Misty Hollow





# Edge of Open Space Between Pond and Countryview





# Behind Upper Countryview Homes



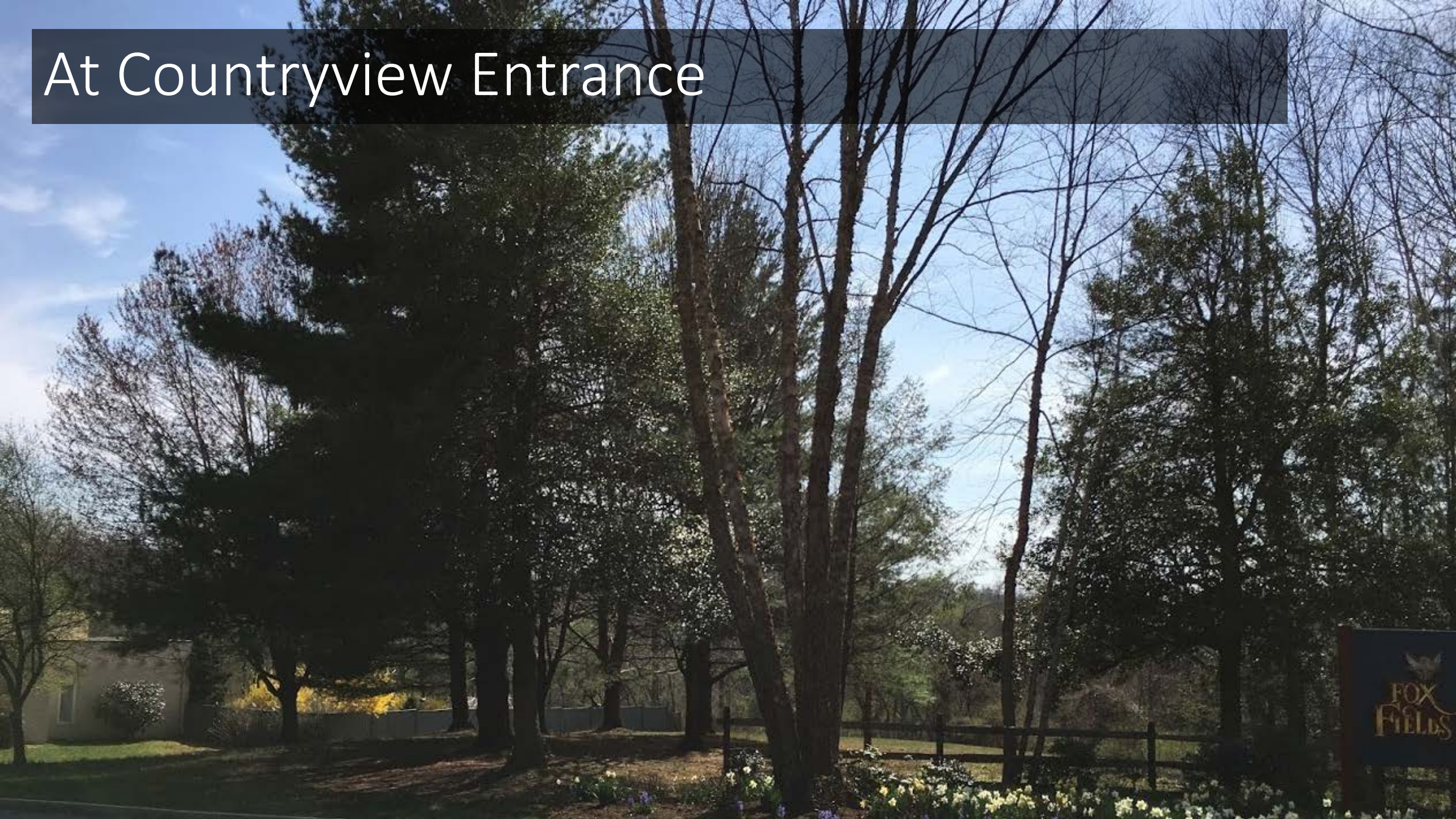


# Behind Upper - Mid Countryview Homes

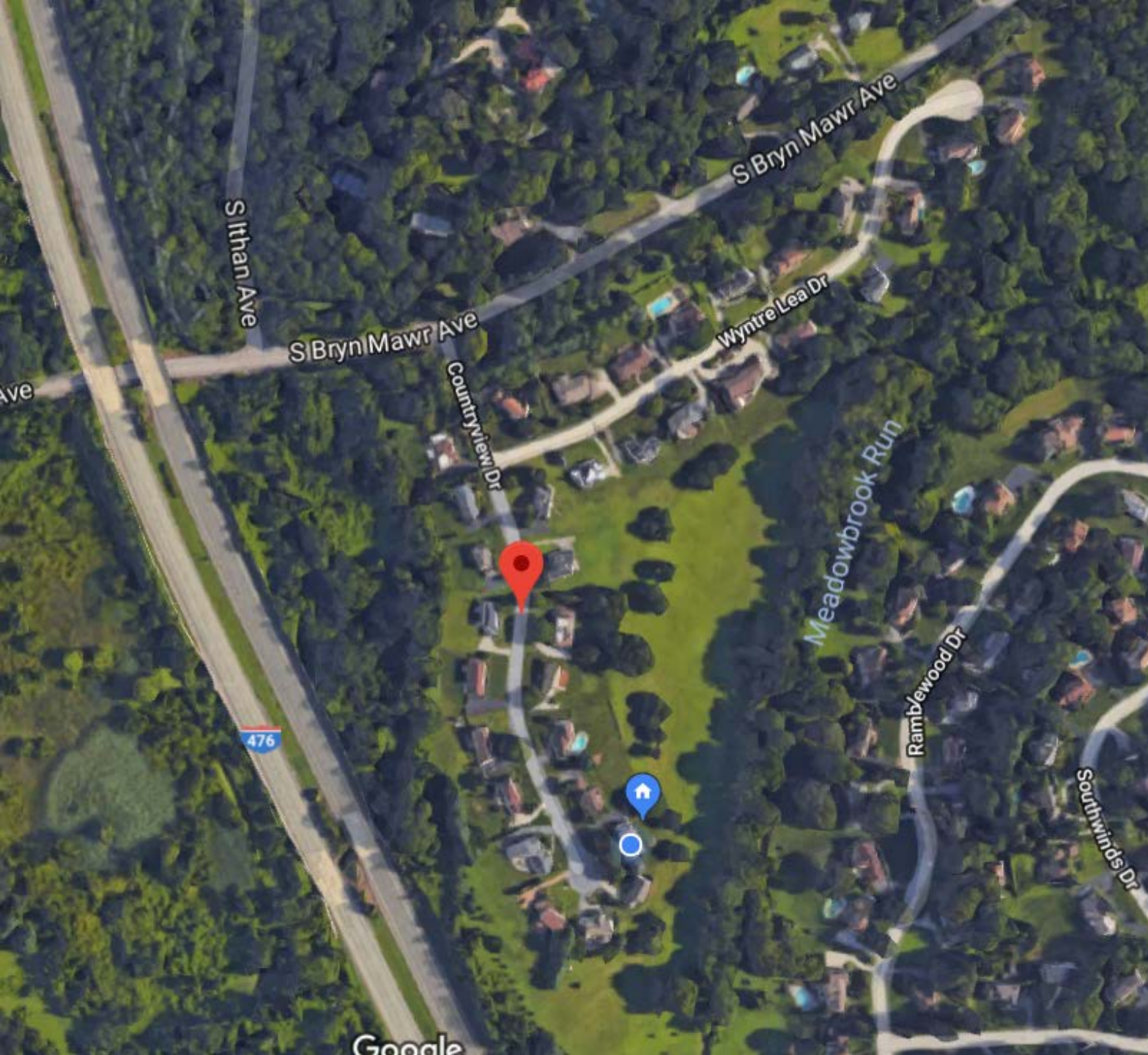




# At Countryview Entrance

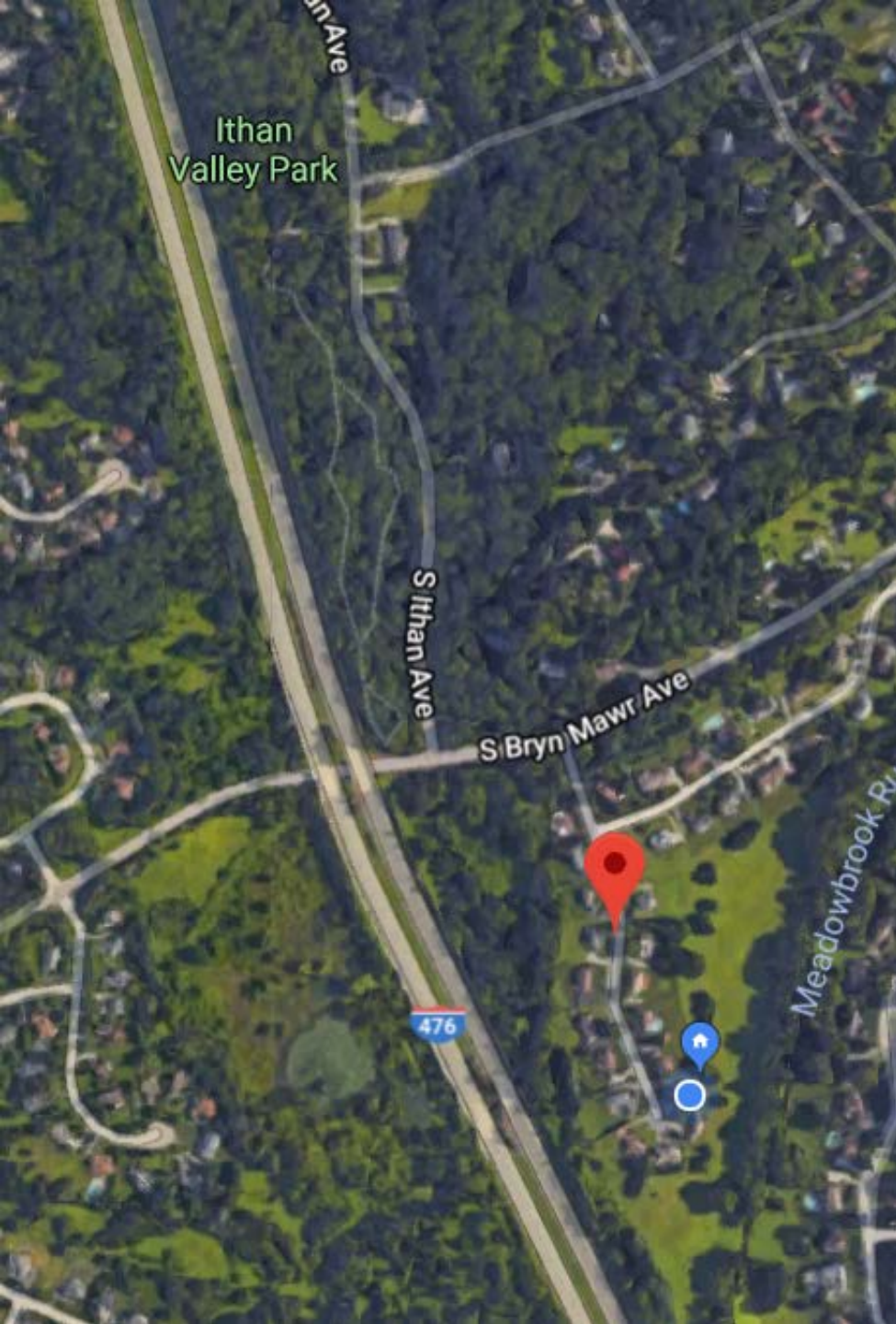






Wooded Area  
Behind Lower  
Countryview





# Relationship to Ithan Valley Park and Cornerstone





Ithan Creek





Ravine -Sharp  
Drop (approx.  
30 ft) from  
Lots of  
Countryview  
Homes to  
Ithan Creek





# Ithan Valley Park





Fox Fields



# Natural Lands Trust

LAND FOR LIFE – A HANDBOOK ON CARING FOR NATURAL LANDS



# Main Points Regarding Invasive Plant Management – Natural Lands Trust

- First, invasive plant removal must be done properly or it can have catastrophic impacts to the health of natural lands and its wildlife.
- The second point is that any invasive species management program must be undertaken in concert with a serious effort to restore “natural” low deer density if deer are overabundant, that is, if ecosystem degradation by deer overbrowsing is evident.



# Deer Overabundance – Natural Lands Trust

- Browsing by overabundant deer populations is the most significant factor in forest decline in Pennsylvania.
- Wherever deer are present on natural lands in southeastern Pennsylvania, there is a strong likelihood that the population is higher than the ecosystem can sustain without substantial losses of native plant and animal species, forest structural diversity, and advance tree regeneration and the proliferation of exotic (nonnative) invasive plant species, black-legged ticks, and the bacterium that causes Lyme disease.
- A controlled, recreational hunting program in most cases is the most practical deer management tool available in southeastern Pennsylvania at this time.
- There are several potential alternatives and modifications within the lethal removal option that can be employed to reduce deer populations. The first is the use of archery, particularly on small properties or properties with numerous residential structures on its borders.



# Chester Valley Deer Management Association (CVDMA)

- In 2012 , Board instituted deer management measures complementary to those being undertaken by Radnor Township. Bow hunting was recommended by both the Township and the USDA as a complementary measure to the measures (sharpshooter hunts) being under taken on public lands.
- Deer density in Radnor had been determined to be in excess of 101 per sq. mi. as opposed to a recommended 30 or less.
- Board authorized CDVMA access to the open space adjacent to the Blue Route along Ithan Creek for bow hunting to reduce the herd on our property. Deer stand in tree in ravine area on Blue Route side of Ithan Creek. Hunt only from stand (vertical trajectory only).
- CVDMA was recommended by the Radnor Police. Hunters include members of police force. Also monitor for unauthorized hunting.
- CVDMA engaged by several other homeowners associations in our area, including Cornerstone. Tredyffrin Township authorized CDVMA to undertake hunt in its township parks.
- CVDMA is a nonprofit, and works at no charge to Fox Fields. It is fully insured. Donates to venison harvested to charities benefitting the needy and homeless.



# Invasive Plant Management – Natural Lands Trust

- .... the cutting and herbiciding of understory invasive trees is best done during fall and early winter when sap is flowing into the roots....
- Cut woody vines both at ground level and at least 5 feet above ground level and remove from trees if removal won't cause damage. Immediately following cutting, large stumps should be painted with a systemic herbicide such as glyphosate or triclopyr.
- Mowing is often the most cost-effective method to control invasives in large open areas where physical removal is beyond the manpower available. The initial treatment may require the physical removal of plants (especially multiflora rose) too large to mow, which would interfere with future mowing operations and act as a seed bank from which the species could spread.



# Dead Wood – Natural Lands Trust

- Although often viewed as unsightly waste material, **dead wood is the foundation of the forest food chain** and also provides shelter to many animal species. In addition, fallen logs and limbs serve as a water reservoir in times of drought. They soak up water and can retain it for long periods of time, providing nursery sites for seedlings (especially during dry spells) and moisture for small animals like salamanders and tiger beetles. Logs also help control erosion by slowing surface water flow and by absorbing water in place. Mycorrhizal filaments reach up from tree roots into fallen wood to extract valuable nutrients. Individual standing dead trees— “snags”—are also important to leave, when they do not pose a hazard to humans or structures, because they are used as dens by many animals and harbor insects and microorganisms that provide food for many birds and small mammals. These, in turn, are food for larger mammals and birds of prey.
- **Dead wood should be viewed as a valuable resource within natural areas. It should receive as little “processing” as possible.**



# Plan for Wooded Area

- Difficult to Access and Work in Because of Steep Slopes and Marshy Conditions
- Continue Cutting Vines on Trees Begun This Winter
- Investigate Removal of Invasive Shrubs at the Border of Mowed Areas
- Investigate Feasibility of Resuming Mowing in Flat Marshy Area Below Entrance





S Bryn Mawr Ave

S Bryn Mawr Ave

S Bryn Mawr Ave

Highway

Ithan C



# Final Items

- Solar Guidelines
- Election Results
- Paul Crotty
  - Landscaper Start Times
  - Open Space Maintenance