## Fox Fields Association, Inc.

2019 Annual Meeting

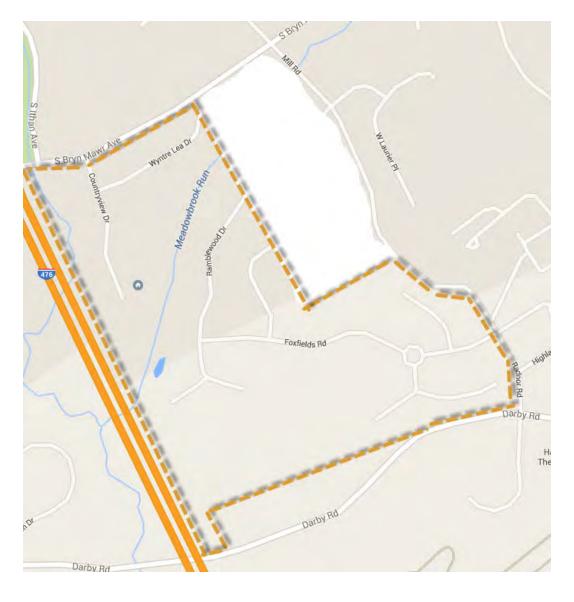
Introduction of the Board and Manager

#### Agenda

- Fox Fields Open Space and Landscaping Overview
- Financial Discussion Dues, Collections, Use of Funds
- Flood Plains, Wetlands and Rainfalls
- Pond Update
- Meadowood Run Lower Bridge
- Ithan Creek Area Maintenance Update
- Voting Results Directors' Election
- New Business
  - Proposed Regulation Pertaining to Pet Control (Homeowner proposal)

#### 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

# Current Fox Fields



- 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
- Clearing of Ithan Creek Space and other areas
- New plantings to replace damaged and dead trees
- Pond treatments

## Maintenance of the Open Space



#### 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

#### AMERICAN COUNTRY HOMES



ENTRANCE FRONT





GARDEN FACHT HOUSE, FOR WH. S. ELLIS, ESCA, BRYN, HAWR, PA. WILADS SYRE & PURVAINE ARCHITECTS

PLATE XXXVIII

#### Photos of Fox Fields from Architectural Review – 1914











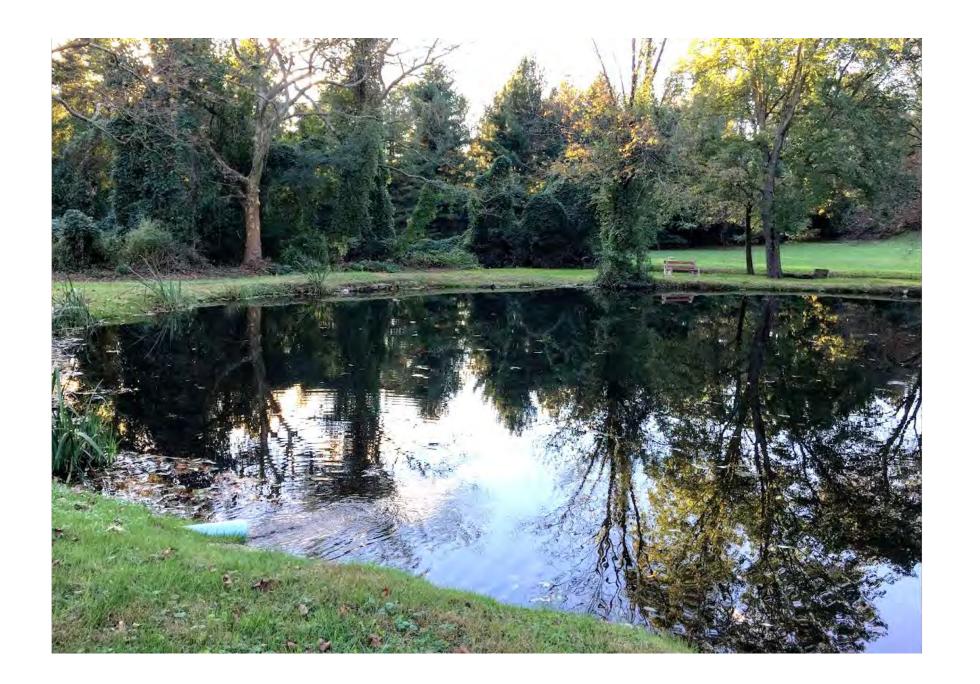






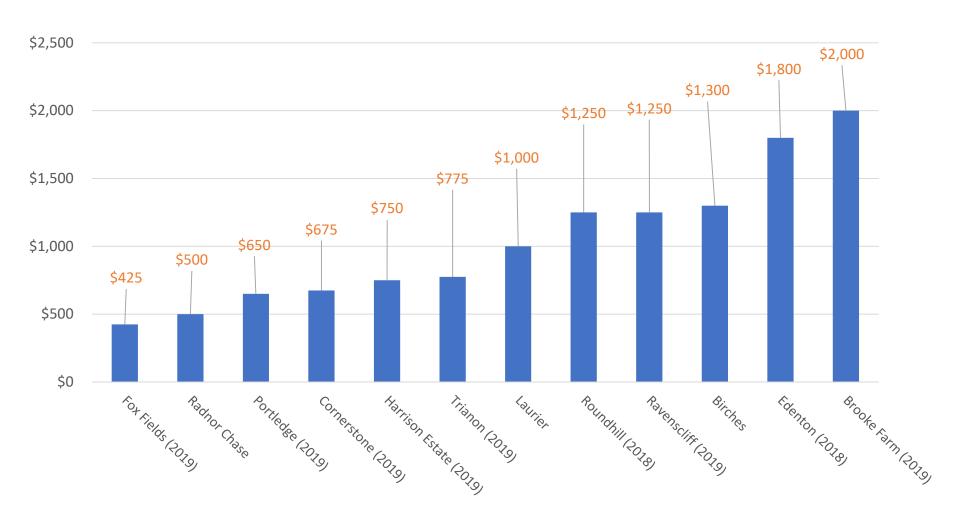




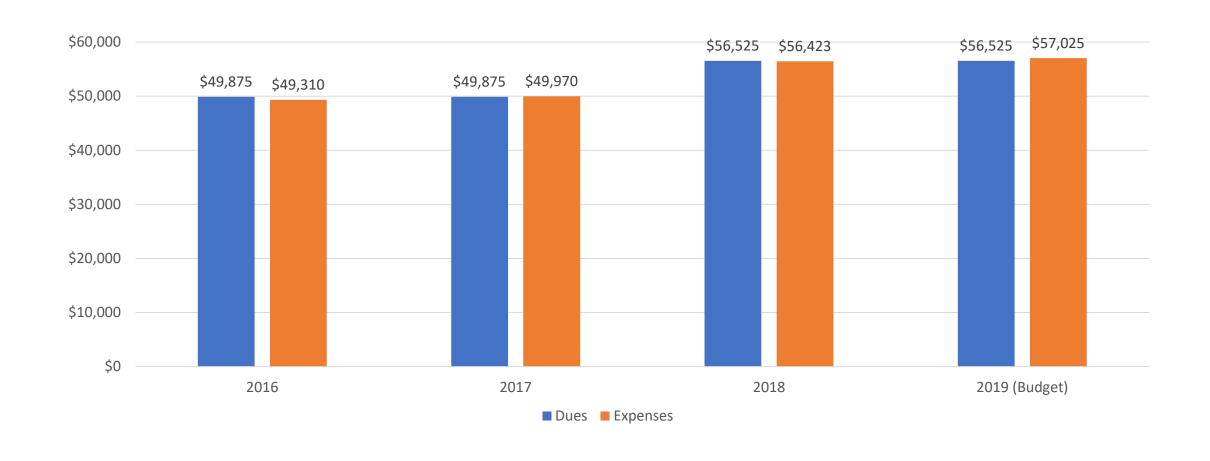


### Financial Discussion

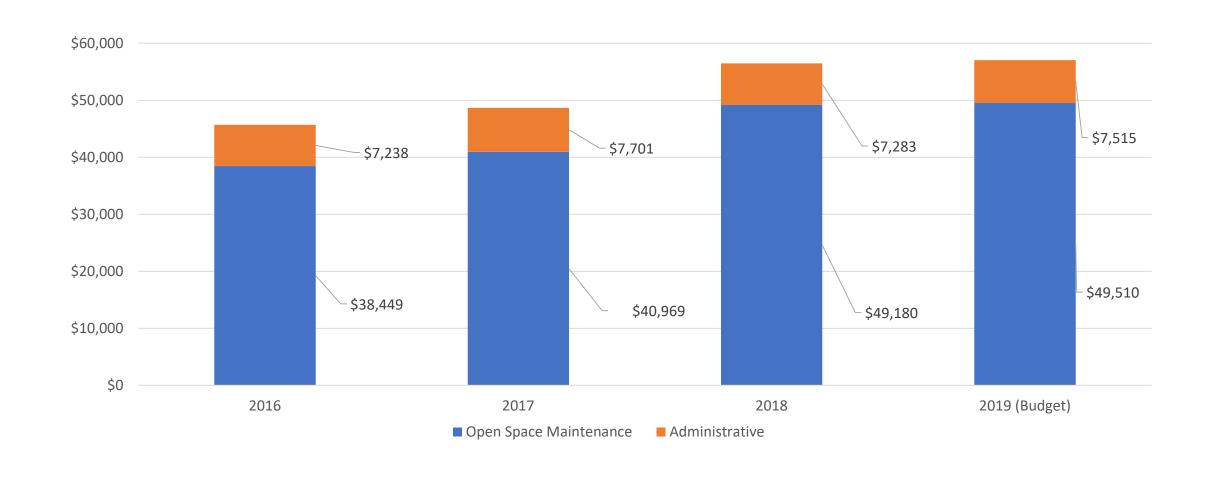
#### Assessments Compared to Neighbors



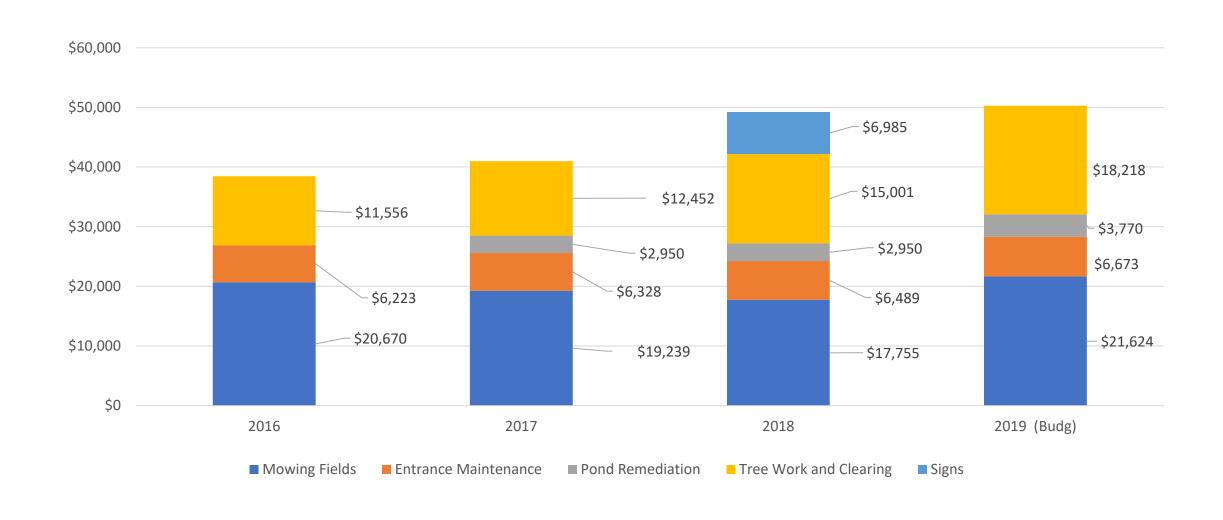
## Dues vs. Expenses 2016-2019



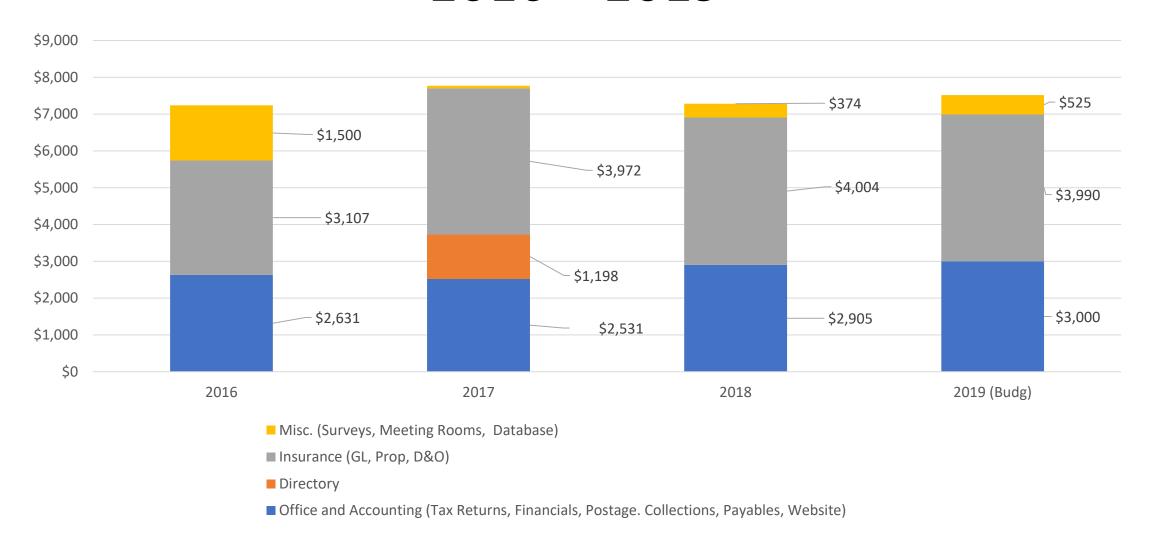
### Where Your Dues Go 2016 – 2019



#### Open Space Maintenance Costs 2016 – 2019



### Administrative Costs 2016 – 2019



## Why Is the Open Space Wet? Flood Plain and Wetlands



#### Wetlands - Fox Fields



## U.S. Fish and Wildlife Service National Wetlands Inventory

#### Wetlands - Ithan Creek

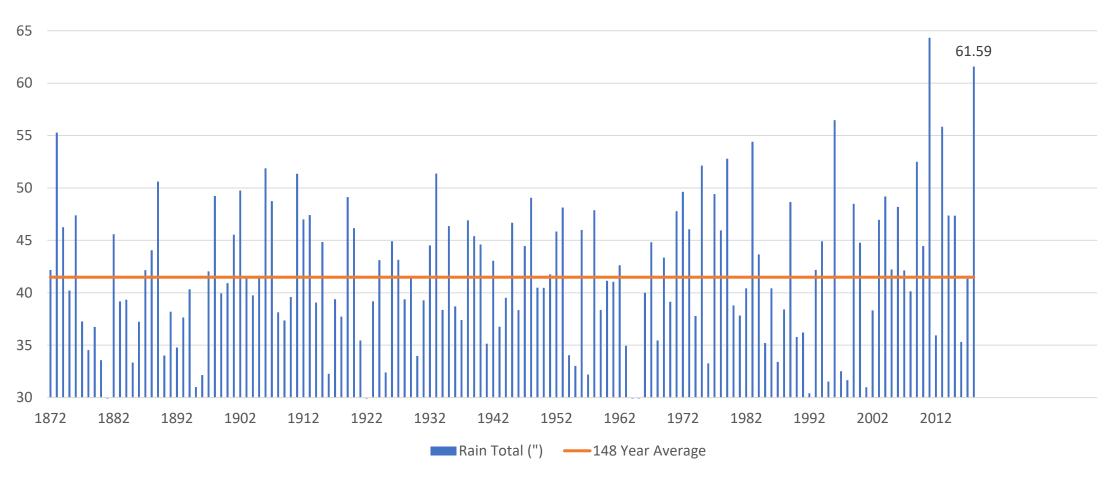


## U.S. Fish and Wildlife Service National Wetlands Inventory

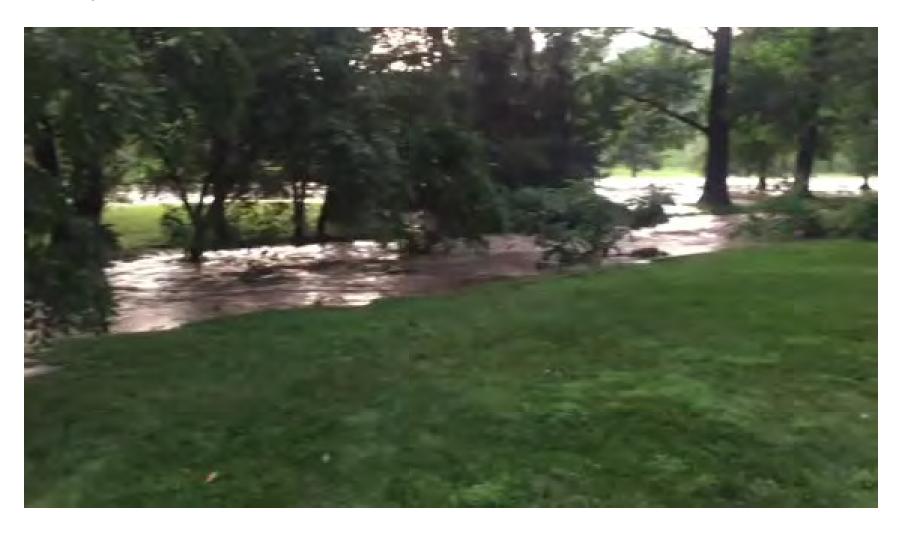
#### Wetlands - Meadowood Run



### Philadelphia Rainfall in 2018 Was Second Highest in 148 Years – 48% Above Average

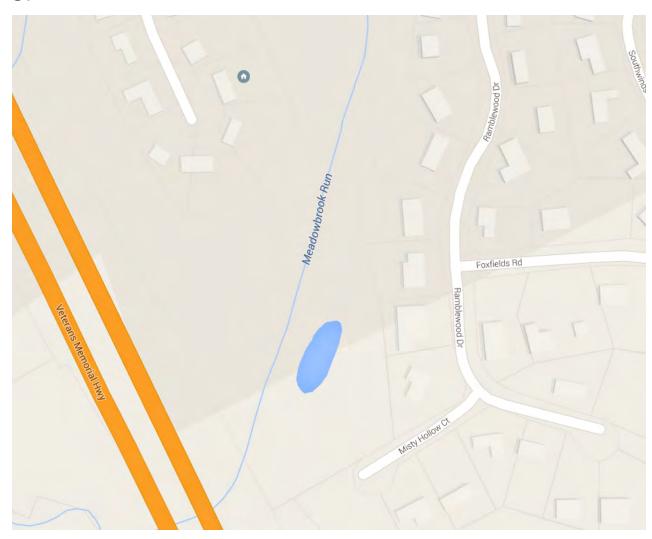


#### July 2018 Storm – Meadowood Run



## Pond Update

### The Pond





# **Pond Treatments**

- 2017 Engaged Aqua Link, Inc. Pond Treatments Harmful Vegetation and Improvement of Water Quality
  - 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
  - 2019 Added Bacterial Control of Mosquito and Black Fly Larvae (Pond and Ithan Creek Wetlands) to Pond Treatments
    - 5 treatments 2019 total \$3,770









Pedestrian Bridge Over Meadowbrook Run





# Replacement Estimates

# Rough Order of Magnitude Estimates for Bridge Replacement

- Toth Brothers local contractor recommended by RVCC
- No longer does pedestrian bridge work because of potential liabilities.
- Recommended we speak to York County Bridge, which has done many bridges in the area.

# YORK BRIDGE CONCEPTS THE PREMIER TIMBER BRIDGE COMPANY

# York County Bridge - Example





### **Bridge Specifications**

Name	Solis Berewick
	Apartments
Location:	Charlotte, NC
Length:	43'
Width:	7" 7" (7" 1" clear)
Height:	11' above grade
Capacity:	85 PSF
Use:	Pedestrian
Construction:	Ground Up
Span Type:	Free Span
Material:	CCA/CA-C Treated
	Southern Yellow Pine & Composite
Foundation:	Timber Piles & Abutments
	(Acrylic/PolymerCoated where exposed)
Stringers:	SYP Glukam Stringers
	(Acrylic/Polymer
	Coated where exposed)
Deck System:	Composite 1"Timber
	Deck
Hand Rail System:	Decero™ Wire Rope
	Design Series
Crossing:	Creek

### `escription

tments is the definition of high-design and modern multi-family features resort-style amenities and luxury social areas. The viding pedestrians a continuous path through a wooded on to an expansive network of walking trails that

### **Bridge Details**

Completed: July 2019

# York Bridge – Timber Bridge

Thanks Ken, nice speaking with you today. Thanks for the call and your interest in York Bridge.

Pictures are interesting....obviously the bridge was built too short, putting the concrete supports down at the edge of the water. You really want to get back to the top of the bank so you don't fight erosion issues the rest of the life of a bridge. Looks like you need closer to a 40' long bridge.

For us, to free span at 40' is more expensive than if we did a multi span bridge, say put in a 20' center span with (2) 10' approach spans each side (see attached picture of Champions-Vue). For a 6x40 free span timber bridge, we would be around \$75k for a full design/build on site by one of our crews with our own timber abutments. Even more if we put the finishes on the wood as in our pictures. But if we put a couple of piling supports in the crossing, the cost comes down to around \$55k.

Our 8x40 bridge that we already built that I mentioned, already has composite decking. With hand rail and shipping, it would be around \$43k (as a prefab bridge, abutments by others).

....

Titus Edwards, Lead Senior Bridge Consultant YORK BRIDGE CONCEPTS, INC.™

# York Bridge – Additional Costs

"Yes you would have permitting costs. We do not do permitting, or the associated site work (i.e. removal of existing bridge, back fill of abutment, erosion control measures, etc.). Regarding engineering, we do include engineering with our bridges."

Recommended a steel prefab bridge contract as a potential lower cost alternative.

# Contech Engineered Solutions

- Recommended by York Bridge as a lower cost solution
- Also recommended by Chuck Pennoni as knowledgeable about pedestrian bridges
- Prefab steel bridge



# Contech Proposal



21 S. Valley Forge Road, Unit 304 Lausdale, PA 19446 215-498-3249 wgray@conteches.com

May 5, 2019

Ken Levin President, Fox Fields Association Bryn Mawr, PA 19010

Dear Ken!

The engineers' estimate for the replacement of the pedestrian bridge, on the Fox Fields subdivision, Bryn Mawr, Delaware County, PA, using the Steadfast Express Pedestrian Bridge System, is as follows:

### 1 only- 40' x 6' Steadfast Express, Connector Style Pedestrian Bridge

- Bearings at equal elevations
- Fabricated from atmospheric corrosion resistant steel
- Steel toe plate: Wood rub rail
- Pressured treated wood deck
- AISC Design standards, current edition.
- . 60 PSF uniform live load; 25 psf uniform wind load; 4,000 pound Vehicle Load
- · The bridge will be delivered in I piece.
- The total approximate lifting weight is 6,600 pounds
- Shallow foundation design
- Estimated Price Delivered, Delaware County, PA\$30,500.00 plus sales tax

### OR

1 only- 30' x 6' Continental Bridge, Beam Span Bridge

- Same specifications as above
- The total approximate lifting weight is 4,600 pounds
- · Estimated Price Delivered, Delaware County, PA \$23,600.00 plus sales tax

Estimated prices are valid for 90 days. This is an estimate based on the information available to us at the present time. This estimate is subject to change at any time and is not to be construed as an offer or contractual obligation between the parties.

<sup>1</sup>The following is not included:

- · Soil testing, excavation and construction of bridge foundations
- · All construction surveying, including field measurement and verification of abutments
- · Anchor bolts, unloading and erection of the bridges.

Thank you for your interest in CONTECH Engineered Solutions. If you have any questions, would like to consider another option or elect to use the Continental Bridge System, please contact us 215-498-3249.

Sincerely,

William G. Gray

Bridge Consultant

# Additional Contech Comments

- Expected costs not covered by estimate hoisting, foundation construction, permitting to be in a range of \$25,000 – might do better if landscaper could do some of work
- Because Meadowood Run is a named stream, may need state approvals

# **Email from Contech**

From: Gray, William < WGray@conteches.com>

To: Kenneth Levin <levink@yahoo.com>
Sent: Sunday, May 5, 2019, 1:11:59 PM EDT

Subject: RE: Fox Fields Association, Inc. Pedestrian Bridge - Bryn Mawr, PA

Ken,

As discussed, we suggest you consider working behind the existing abutments to avoid stream encroachment costs. Start with Steve Norcini regarding permit requirements.

The following are included for your use in the evaluation of the replacement structure:

- · Cost estimates 40x6 and 30x6, these options are standardized. Custom options are available.
- · Sample foundation plans for a 6' wide structure
- Photos of a similar structure

If the HOA moves forward with the project, I'd recommend you contact Momenee and Associates, Inc. for engineering/permitting support.

Michael Bowker, PE
Momenee and Associates, Inc.
924 County Line Rd.
Bryn Mawr, PA 19010
mbowker@momenee.com
610-527-3030

Please contact us if you wish to pursue the project or have any additional questions.

Regards,

Bill Gray, Bridge Consultant Eastern Pennsylvania (PennDOT Districts 4-0,5-0 & 6-0)

Contech Engineered Solutions 21 S. Valley Forge Road, Unit 304 Lansdale, PA 19446 215-498-3249 Fax 215-359-0479 wgray@conteches.com www.conteches.com

### From: Steve Norcini <snorcini@radnor.org> To: Kenneth Levin <levink@yahoo.com>

Sent: Thursday, May 16, 2019, 12:38:31 PM EDT

Subject: RE: Fox Fields Replacement of Pedestrian Bridge

### Good afternoon Mr. Levin,

Your contractors are correct that a PA DEP permit would be required. Also, a Township grading permit will be required; this part of the process will be relatively simple.

Thank you

Stephen F. Norcini, PE Township Engineer Radnor Township

From: Kenneth Levin <levink@yahoo.com> Sent: Tuesday, May 14, 2019 2:42 PM To: Steve Norcini <snorcini@radnor.org>

Subject: Fox Fields Replacement of Pedestrian Bridge

Mr. Norcini

During the flood of July 3, 2018, the existing pedestrian bridge over Meadowood Run in our Open Space near the pond was destroyed. See photo. We think it was struck by a large log carried by the the storm flow of the stream. There was a log visible downstream. We had it removed so as to avoid obstruction of the stream. As you know, the stream is within a flood plain area.

Vendors I have contacted have suggested to me there are permitting requirements for construction of a pedestrian bridge. In my research, I have noted 25 Pa Code sec. 105 as potentially applicable.

My question for you is whether you know whether 25 Pa Code sec. 105 would be applicable and whether there would be any other permitting, code or safety requirements applicable at either the state or local levels. Also, what level of plans, P.E. requirements would be involved.

Thank you.

Ken Levin
President
Fox Fields Association, Inc.

# Advice from Township Engineer Regarding Permitting Requirements for Bridge

# Summary of ROM Estimates

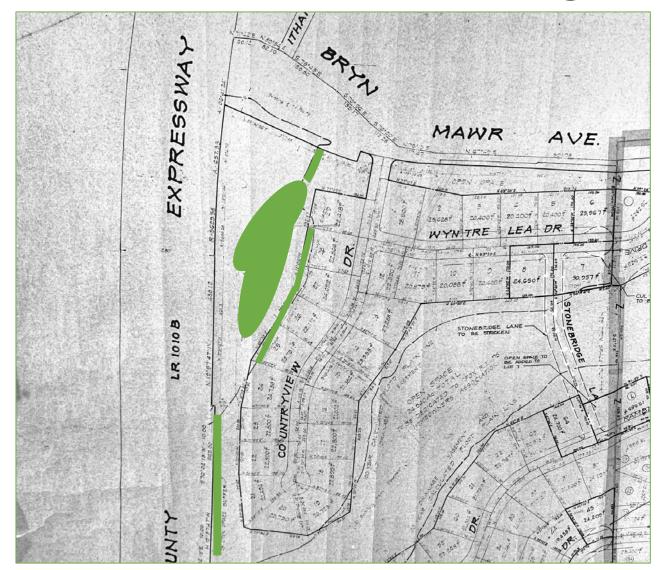
- York Bridge
  - \$55,000, exclusive of engineering for permitting, erosion control and landscaping
- Contech
  - \$23,600 or \$30,500 prefab structure, plus \$20,000 \$25,000 additional for hoisting, construction, etc., by others total \$43,600 \$55,500, exclusive of engineering for permitting
- Per lot cost based on estimates to date would be roughly \$55,000 /
   133 = \$413 exclusive of engineering and permitting costs
  - would require referendum possibly supermajority for special assessment

# Other Replacement Alternatives Considered

- Stepping Stones
  - Would they help many who wish to cross?
    - E.g., senior residents, young children
  - Liability risk no railings slip and fall
- Alternative now is the upper stone bridge near Radnor Chase boundary

Open Space Adjacent to Ithan Creek

# Approximate Area of Clearing Work









Clearing Work – Meadow Area -Before



# Clearing Work - Meadow Area - In Progress



Clearing
Work –
Meadow
Area – Near
Complete



# Cleared Meadow Area From Above

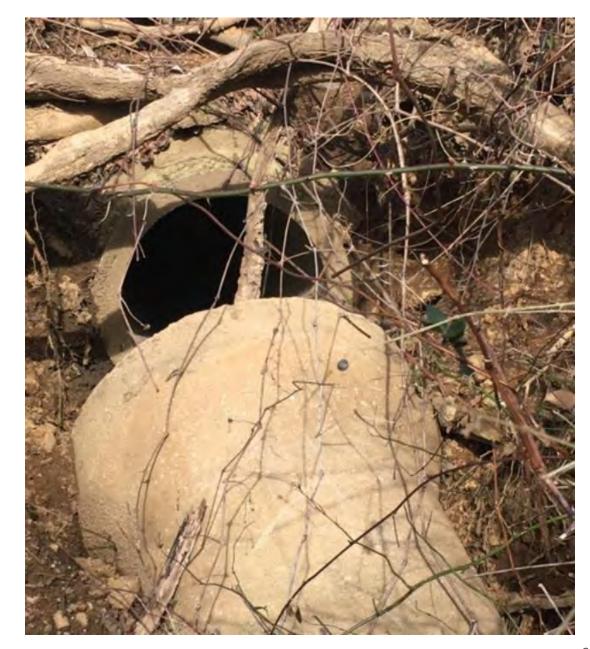




# Meadow Area From Bryn Mawr Ave -After



Broken PennDOT
Storm Sewer Pipe
Emptying Into
Meadow Area



# PennDOT Outfalls









Areas Saturated By PennDOT Outfalls

# Steps Taken

- We cannot drain the area or perform excavation work in the area as Paul Crotty has requested – would at the least require a delineation that not wetlands to secure a permit
- Have requested Township Engineer to request PennDOT to correct the problem created by its outfalls
- Are having our pond maintenance contractor apply BTI bacterial mosquito larvae control treatments to ponded areas

# Radnor Township Engineer Email to PennDOT

From: Steve Norcini <snorcini@radnor.org>
Sent: Thursday, April 25, 2019 1:58 PM

To: Goreski, Anthony

**Cc:** Robert Zienkowski; John Nagle; Paul Crotty **Subject:** [External] Penn DOT storm sewer

Good afternoon Mr. Goreski,

Near the south east intersection of Bryn Mawr Avenue and Countryview Drive, the Penn DOT storm sewer outfall has separated. The pipe is laying off to the side of the outfall. Also, if this falls within Penn DOT's purview, the swale created by the toe of slope of Bryn Mawr Avenue and the Fox Fields open space is no longer flowing properly. This situation may have been exaggerated by the restoration work done for the bridge on Bryn Mawr Avenue. If possible, you may wish to open this up. I have attached a pdf of the location.

Would you be able to pass this issue on to the appropriate personnel at Penn DOT?

Thank you for your help on this matter.

Stephen F. Norcini, PE
Township Engineer
Radnor Township
610-688-5600 x130
snorcini@radnor.org
www.radnor.com

# **Election Results**

# New Business

Pet Regulation on Open Space (Homeowner proposal)

# Homeowner Proposed Rule or Regulation

- We would like to suggest that the following rules be added to the HOA by-laws:
- 1) When on HOA property, all pets must be kept on a leash under the control of the owner or designated pet guardian (i.e. dog walker or pet sitter).
- 2) If an electric fence is in use to contain pets on private property that abuts public property (i.e. the front yard facing the public street), signage stating that an electric fence is in use must be visible.
- Note: the objective is to inform residents who are walking on neighborhood streets that an electric fence is present.
- 3) If an electric fence is in use to contain pets on private property that abuts HOA property (i.e. the back yard that borders HOA land), signage stating that an electric fence is in use must be visible and must be placed at the outermost boundary of the electric fence.
- Note: the objective is to inform residents who are walking on HOA property
- a) that an electric fence is in use
- and
- b) the boundary of the area encompassed by the electric fence