

## **Fox Wood Modifications Committee Meeting Minutes of our May 5, 2005**

Members present for our 6:30 PM meeting at Trinity Outpatient Center on the 7<sup>th</sup> of May 2005 were: Tim Gibson, chairman, Mandy Gibson, Ken Houck, David Jones, Diane Kocienda, and Bob Niemiec. There were two residents, who had their issues address prior to the beginning of the meeting. One gentleman stopped by to see if his application was approved, and the other gentleman wanted to drop off an application to be reviewed. Neither gentleman stayed for our meeting.

There was a discussion about the color palette. We need to have this in place as soon as possible, because the first homes built in Fox Wood are now about ten years old and need to be repainted. At the Fox Wood Homeowner's Association Board Meeting, Mary Byrkit offered to help us develop our color palette. She has had experience doing this in another homeowner's association. Mandy will attempt to contact her and set up a meeting. Mary, Diane, and Mandy will hopefully come up with our color palette within the next couple of weeks, and then we will have something concrete to work with. The problem with the lavender front door on Latelia Ct. was discussed again and it was again voted that this color is not an acceptable color, even though it is supposedly the original color. Diane and Mandy will get together Friday afternoon to come up with some acceptable colors so that the resident will have some colors to choose from for the already painted lavender front door.

**Our next major undertaking is to get our residents' files up to date. All the Modification Committee members need to do another survey of their area, as soon as possible, so that what is in the yards will be addressed in the letters that we will be sending out. Another concern is the items that will be grandfathered in. These grandfathered in items are landscaping curbing, edging, and gutters. If these items are not noted on the database they will not be grandfathered in; therefore it is important to do another survey of your area to make sure that everything that you can see is in the database.** We don't want to do this project again!!!!!! so lets do it right the first time.

As you are doing your survey, please take your database with you and put a symbol, that you can separate from what is already there when you note something that is not on the database. Come home and **enter the information on your copy of your database on you computer making sure that you highlight it in some fashion so that Diane will know that there is a change.** Then e-mail it to Diane so that she can update the database before we start the letters to Fox Wood residents. If you do finish in a timely manner, it would be nice if you could help get Frank's territory done. If we each do a little it will get done a lot faster. We're hoping to get started on the mailing, as soon as all the surveys are sent back to Diane. Tim will get the copies made and should have them by next weekend. Mandy has already purchased the labels, envelopes, and some of the stamps for this mass mailing. Our new maps have divided up the territories more equitably and everyone has their new maps and their database (Helen and Mike I still have yours with me.)

We need to be kept informed as to what is going on, and below is a list of items where action has been taken to correct problems.

- Larkspur – front screen has been removed

- Blue Beech – tiki hut – work in progress – submitted request for screening – also is seeking approval for existing pool, fence, and curbing
- Winsloe – tiki – no response to removal by a modification request – referred to Deed Restriction and fine recommended and approved
- Gold Dust – dog or rabbit run – no response to removal request – referred to Deed Restriction and fine recommended and approved
- Peppergrass - fence painting appeal – appeal denied – letter sent to paint fence white - painting has begun
- Larkspur – two pools going in without application (2107 & 2047) - letters sent
- Balsaridge Ct. - driveway painting – letter to homeowner – awaiting contact from homeowner – homeowner proposed solution – review color choices
- Crossvine – choices of colors to paint home – denied 2 times

The following items were brought to the committee for approval or denial:

Quirk, Toyann	1735	Winsloe Dr	188	Aluminum Siding-R/Gable	disallowed (possibly paint) hold
Quirk, Toyann	1735	Winsloe Dr	188	Repaint, play gym	approved
Quirk, Toyann	1735	Winsloe Dr	188	Pave beside sidewalk	Tim & Bob will ck out
Nichol, Karen L.	10729	Firebrick Ct		Paint Front Dr -dp garnet	approved
Cox, Richard & Deborah	10738	Northridge Ct	734	Extend Patio&add sand`	approved contingent on drainage
Costagliola, John & Sara	1652	Crossvine Ct	145	Repaint -2nd Submit	need color choice called left message
Ibold, Michael M.	1753	Citron Ct		Repaint -Same Colors	already painted w/o app - moved
Hannibal, Mark & Sheila	1750	Bocawood Ct	109	Change shrubs, curbing	approved
Geiger, Dave & Sue	2245	Edelweiss Loop	310	Replace Sago w/fountain`	approved
Sorset, Mark & Jacki	10438	Peppergrass Ct		Repaint	approved
Baldyga, Mark & Liz	10507	Gooseberry Ct		Landscaping	approved
DeLuca, Mark & Nicole	1920	Alecost Ct	856	Solar	approved
Keyes, Bob & Jody	1551	Daylily Dr		Repaint	approved
King, Ronald	2049	Meadow Rue Ct	438	Gutters & downspouts	approved
Yodzis, Mary Ann	1946	Cassia La		Repaint	approved
Nichol, Karen L.	10729	Firebrick Ct		Black Wrought Iron Fence	need site survey
Nichol, Karen L.	10729	Firebrick Ct		curbing and screen door	approved
Swartzman, Richard & Arlene	2102	Blue Beech Ct	496	dark gray curbing	approved
Gabrelcik, Don & Annette	1831	Loch Haven Ct	709	Plastic play set	approval not necessary
Ganley, Sharon Presti	1633	Crossvine Ct	169	Repaint	denied
Coppola, John & Julie	1907	Cardamon Dr	904	Replace wood fence w/black aluminum	need site survey original fence no approval check out tops of fence

Schwartz, Alan & Stephanie	10010	Green Ivy Dr	288	Swimming Pool, spa, & birdcage possible slide	approved
Lawrence, Chris & Dana	2027	Blue Beech Ct	447	Landscape curbing	approved
Cuomo, Anthony & Marie	9800	Balsaridge Ct		Landscape curbing	approved
Mills, George & Jenifer	10425	Gooseberry Ct	467	R/D Hurricane Shutters	approved
Duffy, John & Gina	2037	Gold Dust Ct	548	Landscape curbing	Bob will ck color of curbing
Bennett, Christian & Shelby	10344	Tecoma Dr	606	Clear Glass Storm Door	approved

The following applications were given out to committee members for review and visitation:

Stelter, Chris & Kim	1742	Loch Haven Ct	719	Landscape curbing	Diane
Lukas, Anthony & Marianne	1738	Bocawood Ct	112	Misc landscape changes, replace lights & front door	Wendy
Widener, Michael & Rhonda	1925	Winsloe Dr	274	Repaint house	Ken
Widener, Michael & Rhonda	1925	Winsloe Dr	274	Add Palm trees	Ken
Braun, Chris	10711	Northridge Ct	749	White PVC fence 4'	Diane
Sarakun, Erik & Keri	10702	Firebrick Ct	761	Repaint house	Diane
Clark, Paul & Melissa	2337	Edelweiss Loop	318	Install lanterns	David
Shively, Robin	2015	Blue Beech Ct	445	Screen Enclosure	Tim
Shively, Robin	2015	Blue Beech Ct	445	Pool, landscape curbing, fence	Tim

At the recent Fox Wood Homeowners Board Meeting, it was recommended that the Deed Restrictions and Covenants power be used to fine those who start and complete a project without approval or before approval has been given. This should work and hopefully will present us with the opportunity to actually receive, review, and decide on modifications before they are completed.

A committee member presented concerns that have been observed in our neighborhood. All of these were given to Don Latimer who is in charge of Deed Restrictions.

- mildew on roof especially of older homes – should there be a standard for roof being kept clean
- corner of Northridge & Firebrick - swing set in need of repair
- Coldwell Banker had 5 or 6 signs for open house is this allowed?
- solicitation – make up lady this is not allowed
- battery powered skate board with electric motor needs to be check out
- dogs need to be kept on leash – not allowed out a night unleashed

Our next board meeting will be June 2<sup>nd</sup>, 2005 at Trinity Outpatient Center in the Conference Room.

Submitted by Mandy Gibson