

3/25/2022

Hand copied mailed to all Residents 3/29/22

Fellow Residents:

In the spirit of transparency and ongoing communication, your Fox Creek Board would like to give you a first quarter update on some of the key decisions we made. Here is brief summary:

- **Assessment Collection:** One of our goals was to significantly reduce our past due amounts. It was unanimously decided that any 3rd or subsequent past due assessment notice will be handled by the Keay-Costello law firm and will include the assessment owed, the late fee, and the legal costs. This is the same process used by Fox Mill and our surrounding communities.
- **Foreclosure on Lot #6:** It was unanimously decided to commence the foreclosure process on Lot #6. Including the past due assessments (10 Yrs), late fees, our mowing costs, and lien costs, the total owed is \$18,317.00. The foreclosure will be executed by Keay-Costello. We will keep you informed on the progress.
- **Compliance with our Covenants/Bylaws:** To ensure we keep and continually maintain the standards of our beautiful neighborhood, it was unanimously approved to implement a compliance process. If a non-compliance issue arises with a member, a letter will be sent asking for the issue to be corrected. The member may request a meeting with the Board. If the issue isn't resolved, up to 3 fine notices of \$100, \$250, \$500 will be sent. If still unresolved, the Keay-Costello law firm will handle all future notices and any necessary legal action. Along with the fines, all legal costs will be the responsibility of the member. This is the same process used by Fox Mill and other communities. It is the sincere hope of the Board this process is rarely if ever used.

- **Covenants/Bylaws Cleanup:** As you know, the wording of our documents are outdated with many references to the "developer". We unanimously approved a review and rewrite of our Covenants/Bylaws to remove any outdated language or items non-compliant with State law. This will make it much easier to read and understand. All of our guidelines and rules will remain exactly the same. Keay-Costello will handle this process.
- **Website/Member Directory:** We encourage all members to use our website to view the updated agendas and minutes from our Board meetings. It is also a good source to view our Covenants/Bylaws and documents from our Architectural Review Board (ARB). Our new procedures on our Assessment Collection and on Compliance with the Covenants/Bylaws will also be on the website. We are also making excellent progress on an updated email list/directory. We want to thank everyone who turned in their updated sheets.

As we journey from Spring into Summer, our Architectural Review Board wanted to include in this mailing a page on their role in assisting all of us in maintaining our neighborhood standards. We want to thank Tom Bihun, Tim Totman, and Brad Van Camp for serving on the ARB. It is an important role and it is appreciated.

As we close our first quarter, we want to encourage anyone with any questions or concerns to please feel free to reach out to us at HOAfoxcreek@gmail.com. We are confident by continually working together, we can maintain our beautiful neighborhood.

Sincerely - Your Fox Creek Board,

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