

9/29/2023

Fellow Residents,

As we start the Fall season, the Board wanted to give a quick update on a few key topics.

- **Assessment Collection:** For 2023, we received all our assessments. We did have 3 late payments which we were able to obtain through our collection process with our law firm.
- **Budget Update:** Our forecast for the year is a budget shortfall of around \$16,000. This overage is driven by the necessity to control the many invasive plant species affecting the health and beauty of all our ponds. In November, McGinty Brothers will cut, remove, and spray all these species. For 2024 and all future years, it will be a necessity to have an ongoing maintenance program in place for all our ponds. The current estimate for annual pond maintenance is around \$6,000. If we continue to ignore our pond maintenance, we will be only delaying these very expensive remediation costs and directly affecting the beauty and health of our ponds. The POA needs to take a proactive approach on maintaining our ponds.
- **Lot #6/Geisler Property:** The board started foreclosure over a year ago on this lot as the owners hadn't paid dues for 10 years. The foreclosure and auction on this vacant lot were completed the first week of August. The auction price for the property was \$26,324.00. No one bid on the property, so the FCPOA is now the owner of this lot. When you account for all the past assessment dues, interest, maintenance, real estate taxes we had to pay, tax redemption (taxes were sold for 2021), legal costs, and costs for selling the property it now totals around \$35,000. Our hope was to have someone purchase it at the Sheriff's auction, but once we receive the official ownership deed, we plan on placing it on the market to sell.
- **Tree Replacements:** We will replace 2 trees in our Common Areas this year. Another important thing to note is the homeowner is responsible for the pruning of their Parkway tree. The branches should be at least 7' above the sidewalk. Our neighborhood has a fair number of tree branches hanging too low over our sidewalks. Your assistance on this would be appreciated.
- **Upcoming Board Election:** There will be 2 Board positions up for election later this year. Each position will be for a 2 year term. We will send out the ballots by the end of November. Anyone interested in running for these positions please let's know by sending a note to hoafocreek@gmail.com. We will provide you with a nomination form. We encourage anyone interested to let us know.

Have a great Fall and Happy Halloween,

Your Fox Creek Board

Jim McKelvie

Terri Jacobsen

Tom Bihun

Laurie DeMeyer

Jerry Brauer

