

**7/10/2024
FCPOA Midyear Update**

Fellow Neighbors:

As we have just finished the first half of the year, the POA Board would like to provide a brief update.

Financial Status: Our Financial report for the first half of 2024 is now posted on our website. Our expenses are currently just running below our approved budget.

As mentioned before, the Board has strived to have all our funds take advantage of the higher interest rates. We have now moved our Reserve funds into a CD Ladder at Vanguard. We have also transferred most of our Operating Funds into a Vanguard Money Market Account which also earns interest. Our goal is to have all our money grow for us.

We are also pleased to announce this was the first year all residents paid their dues on time. We had no delinquencies. The Board gives a special thanks to everyone for this.

Pond Health/Ongoing Maintenance: This represents about 1/3 of our annual budget. Late last year, we completed the removal of the invasive woodies around the ponds. This year we completed the Annual Burn and have started the ongoing spraying of the invasive plants. We have recently completed the 3rd maintenance visit and there are 2 remaining. Some native plants and flowers are starting to return and we have been told by the naturalist we should see a huge improvement in 3 years.

We also replaced a set of lights on one of our fountains (\$2,100).

Landscaping: This also represents about 1/3 of our budget. Our 2 year contract with Cornerstone expires at the end of the year. We are currently out for bids with a total of 4 vendors including Cornerstone. Based on the current economic environment, we are expecting a higher than normal increase. We remain cautiously optimistic, and we will keep you posted on this.

New Neighbors: We would like to give a warm welcome to our new neighbors: Sandy and Kevin True, 40W798 Ellis Johnson Lane; Kristi and Jeff Wilder, 4N708 E Blue Lake Circle; Sharon and Mike Gill, 40W755 Ellis Johnson Lane.

Tree Replacements: We will need to remove and replace 2 dead trees in our common areas. We are scheduling this in the Fall.

Social Events: We completed our 2nd Annual "Schools Out" Ice Cream Celebration. Thanks to Terri Jacobsen and Laurie DeMeyer for hosting and a special thanks to Marvin and Julia Graves for their generous dollar donation for this event.

We also tried something a little different this year and held our First Annual Fox Creek Gathering for everyone in the neighborhood. Special thanks to Mike and Heather Bettini, Garrett and Kim Seaman, Bryan and Cathy Scanlon, and many other neighbors who helped in the planning, set-up, and clean-up. We had lots of positive feedback.

We just completed our annual July 4th parade. Thanks to Nancy Barakat who handled the coordination with the Village Police Department and Fire Departments and help gather the neighborhood children by our entrance. Again, we received many favorable comments.

New Homes: The ARC has in process at various stages, 2 new homes being built on Ellis Johnson and West Blue Lake Circle. The ARC has also approved a number of home paintings, shingle replacements, landscaping projects, and patio improvements. We once again ask everyone to adhere to our landscaping standard by keeping all your lawn areas and landscaping beds weed free.

If anyone is planning any year-end updates or changes to your landscape, patios, or home, we encourage you to review the Architectural Review Board's guidelines on our website. Please forward any questions or plans to HOAfoxcreek@[gmail.com](mailto:HOAfoxcreek@gmail.com) and the ARC will respond quickly back to you.

We have had some comments from our bike riders and walkers about low hanging branches on our parkway trees. Per our covenants and standards, the parkway trees are the homeowners' responsibility. The standard for these trees is not to have any branches lower than 7'. We would ask that you remove any branches which are lower than this.

Our website which contains all the community information is hoafxocreek.com

Thanks so much for all the positive feedback and let's continue to enjoy this great Summer!

Jim McKelvie, President - Tom Bihun, Vice-President - Terri Jacobsen,
Treasurer

Jerry Brauer, Secretary - Laurie DeMeyer, Director