

11/11/2024
FCPOA 4th Quarter Update

Fellow Neighbors:

As the year winds down, the POA Board would like to provide a brief update:

Financial Status: Our expectation for 2024 is to be slightly below budget. Our end of year Financial reports are always posted on our website.

As we have mentioned in previous communications, 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. We will continue our goal to always have all our monies grow for us.

Pond Health/Ongoing Maintenance: Bedrock Earthscapes has recently completed our final (5th) maintenance visit. They feel that the area around our ponds are beginning to show good improvement. Many 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. Also, the Board unanimously approved restocking the Blue Lake Pond with 200 Bass. This was completed in October.

Landscaping: As previously communicated, our current 2 year landscaping contract expires at the end of this year. We requested bids from 4 landscaping firms and received 3 back. While 2 of the bids were close, the Board unanimously approved Siebert Landscaping. Siebert also has the contract for Fox Mill.

Tree Replacements: We recently completed the planting of 3 replacement trees in our common areas.

New Homes: The ARC continues in various stages with 2 new homes being built on Ellis Johnson and West Blue Lake Circle. The ARC is also in the early stages of approving plans for a new home on the corner of Old LaFox and Settlement Drive.

Board Director Election/Annual Meeting: There will be 3 Director positions open this coming year. Nominations will be going out shortly and we courage anyone to apply. These open Director positions will be 2 year terms.

Our annual meeting will be at held on 1/13/2025 at 7PM. It will be held at the Congregational United Church of Christ on LaFox. The formal meeting notification with the proposed 2025 FCPOA Budget will be sent out in December.

Thanks for all the positive feedback and have a Happy Thanksgiving,

Jim McKelvie, President - Tom Bihun, Vice-President - Terri Jacobsen, Treasurer
Jerry Brauer, Secretary - Laurie DeMeyer, Director

