



**DILUCIA**  
MANAGEMENT CORPORATION

*November 2021*

## *Fox Hill Condominium Association*

### CALENDAR EVENTS

November 1—Association Fees Due  
November 2—Election Day  
November 7—Daylight Savings  
November 11—Veterans Day  
November 16—Late Fees Assessed  
November 25—Thanksgiving  
Office will be closed in observance of  
the holiday

**Say hello to your 2022  
Board of Trustees.**

**Courtney Durham, President  
Howard Brooker, Treasurer  
Theresa Griffenburg, Secretary**

PA Office  
(215)692-1600  
9-5 Monday-Friday  
**Anne Macy**  
Director of Property  
Management  
**Michele Balch**  
Community Manager  
[m.balch@DiLucia.com](mailto:m.balch@DiLucia.com)

## **Fox Hill Annual Meeting 2021**

Thank you, Fox Hill, for keeping DiLucia Management on board for another year! We love serving your community!

As a quick recap:

- Thank you Nancy for your years of dedication to the community! Welcome Theresa Griffenburg as Fox Hill's new Secretary!
- The 2021 Budget was approved with no increase to the monthly dues. They will remain \$245.00 per month. With changes to increase the Insurance deductible to decrease premium.
- DiLucia Management will not raise management fee for 2022. There will be a 3% increase 2023.
- The challenges in finding a new landscaper was discussed, along with gutter cleaning, fall cleanup and snow removal.
- Upcoming projects were discussed: removing trees and repairing the fence behind Units 10 & 11 is priority. Roofs 5 & 11 were replaced in November of 2020, the next 2 roofs will be done in order of need in 2023.
- Hedge cleanup was discussed. Michele will call Unique Designers to trim the hedges.
- Howard and Courtney discussed getting bids to get the cracks and potholes filled in the parking lot.
- Howard agreed to continue snow cleanup on the sidewalks and the steps.

These are all great steps toward the overall goal of any Association, which is to maintain and increase your property values.

Thank you, Howard for hosting again this year, and thank you all for a great meeting!

**Water bills are assessed to your invoices every 3 months. To have an accurate number please submit your meter readings when requested by Michele Balch. The next reading is due November 12, 2021. Thank you!**

