

# Fox Hill Condominium Association

**Anne Macy**  
Director of  
Property Management

**Michele Balch**  
Community Manager

Ph: 215-692-1600  
F: 215-692-1609  
E: m.balch@dilucia.com

**Website**  
Dilucia.com/fh

**Online Billing**  
Rentcafe.com

**Office Hours**  
Monday—Friday  
9-5  
Saturday & Sunday  
Closed

## Board of Trustees

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

Hello  
**JUNE**

## IN THIS EDITION:

- ◆ Monthly Calendar
- ◆ Water Meter Reminder
- ◆ 2022 Election
- ◆ 2022 Assessment
- ◆ Responsibilities as a homeowner



## 2022 SPECIAL ASSESSMENT

The Association understands the hardship an Assessment can cause. This 2022 Special Assessment was put in place because there are roofs in very bad shape and need replacing or repairs. Unit 2 had the sidewalk remediated to prevent water coming in to the home. It is important Fox Hill continues with the needed repairs in the Community. Thank your for your understanding and immediate attention in paying your 2022 Assessment in a timely manner.

## 2022 ELECTION

The annual meeting will be scheduled soon. The meeting takes place in September. The annual meeting is not only a great time to get together to recap on the past year, but it is also time to elect Board members. This year, three (3) seats will be available. The Call for Candidates statements will be sent out in June. If you are in good standing and want to make a difference in the community, run for the Board!



### JUNE CALENDAR

June 1st—Association fees due

**Special Assessment Due in full**

June 14th—Flag Day

June 15th—Late fees assessed

June 19th—Father's Day

June 21—First Day of Summer



### 2022 WATER METER READING REMINDER

- August 12, 2022
- November 12, 2022

**Please submit readings to Michele in a timely manner. Thank you!**

### RESTRICTIONS YES, BUT ALSO RESPONSIBILITIES

As a Homeowner in a Condo or HOA Community, property restrictions are recorded in the Master Deed which includes the By-Laws. Those documents give the Board of your Association the power to revise Rules and Regulations and certain Policies. The documents specify your responsibilities (i.e. abide by the Rules, keep up your property, pay your fee on time, etc.) They also specify actions and penalties the Board must take when a member fails to meet those responsibilities.

However, there are unwritten responsibilities for every Homeowner to consider:

**Attend Board Meetings:** All associations require an Annual Meeting.

**Contact Management:** Do not wait for an Open Board Meeting to ask a question or register a complaint; contact Management in a timely manner. Management is in contact with the Board on a daily basis and if necessary, they will be notified.

**Volunteer:** Some Committees may be mandated by the Association Documents (i.e. Architectural Review, Insurance, or Budget). Others assist the volunteer Board in fulfilling their obligations (i.e. Landscape, Snow Removal).

**Become a Candidate:** Each Board has wide range talents with a common goal of the betterment of the community. Please consider offering your time and talent to your Association. You can make a difference.

**Vote at Elections:** All Associations require a Quorum for Elections to the Board. The documents may call for 25% of eligible Homeowners, or a majority (more than 50%) to cast votes. Failure to meet the quorum delays the certification of new Board members and in some cases, causes the Board to scramble for more votes. If a quorum isn't met, or if there are not enough candidates, the Board can appoint new members to fill open positions.

**Speak up:** If you see something that is not right, or feel you need to question a Board position, let your voice be heard. You may be surprised to learn the Board never considered your perspective, and you can give the Board the opportunity to re-evaluate their position in a fresh light.

The most successful Associations are ones where the Homeowners, Committees, Board, and Management communicate, work toward the same goals, and are aware of the challenges the Association may face. Reflect on your responsibilities as an Association Member when you think about the future of your community.