

Fox Hill Condo Association

Anne Macy

Director of

Property Management

Michele Balch

Portfolio

Community Manager

Ph: 215-692-1600

F: 215-692-1609

Em: m.balch@dilucia.com

Website

Dilucia.com/fh

Online Biling

Rentcafe.com

Office Hours

Monday—Friday

9-5

Board of Trustees

Theresa Griffenburg

President

Margaret McNamara

Treasurer

Maureen Szulewski

Secretary



IN THIS EDITION:

- ◆ Monthly Calendar
- ◆ 2025 Meter Reading
- ◆ Association Reminders
- ◆ May Holiday Poems

MAY CALENDAR

May 1st—Association fees due

May 5th—Cinco de Mayo

May 11th—Mother's Day

May 12th—Water Meter Reading

May 16th—Late fees assessed

May 26th—Memorial Day*

*DMC Offices will be closed

TRASH NOTES

Do not overload the trash
totes. Recycle when able!

2025 WATER METER READING REMINDER

- May 12, 2025
- August 12, 2025
- November 12, 2025

As a reminder, a \$25.00 admin fee will be added to your account if your meter reading is not received by the 12th Thank you!

REPAIRS IN THE COMMUNITY

The Association has been able to replace 3 roofs and address other small repairs in the community. This is only able to continue if all homeowners pay their dues and water bills on time.

If you do not pay, it effects the entire community's well being! Be part of the solution not the issue!

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.

