

# Fox Hill Condominium Association

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## Board of Trustees

Theresa Griffenburg  
**President**  
Margaret McNamara  
**Treasurer**  
Maureen Szulewski  
**Secretary**



## IN THIS EDITION:

- ◆ Monthly Calendar
- ◆ Water Meter Reminder
- ◆ Election Reminder
- ◆ A note from Manager
- ◆ Friendship Quotes

### AUGUST CALENDAR

August 1st—Association fees due  
August 12th—Water Meter Readings are due  
August 16th— Late fees assessed

### 2025 WATER METER READING

#### REMINDER

- August 12, 2025
- November 12, 2025

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

### CALL FOR CANDIDATES 2025

All seats for the Board are up for election.

Call or email Michele if you are interested in running for the Association Board!

Support your Community!

### ANNUAL MEETING 2025

We are still looking for someone to host this year's meeting. Please let us know if you are willing!

## A NOTE FROM YOUR COMMUNITY MANAGER—

Hello Fox Hill,

There are some repairs that need to be attended to. The Association has been working diligently to recognize and prioritize repairs.

Management and Board are looking for a handyman to fix the latch and possibly to do some other small projects in the community. If you know anyone, please let Management know.

Triad will remove the large limb beside unit 11 near the fence. They will also be quoting replacing the dead shrubs outside 10 & 11 and quoting on the cost to trim back the large tree next to 11 with the vines growing on it.

The privacy fence along Mt Carmel Avenue was installed by Howard in 2015 or 2016. The homes along Mt. Carmel chipped in to buy the materials so it was uniform. Homeowners are responsible for the upkeep of their portion of fence. The Association is not responsible for repairing the fence.

Unit 10 has water coming into their home when it rains through the foundation. Someone will be out within the next couple of weeks to assess what needs to be done to correct the issue.

Roofs 3, 4, & 8 need to be replaced. The Association is working hard on building the replacement reserve to be able to replace the last 3 roofs at one time.

Sidewalks need to be leveled. This is not on the project list yet but will be discussed in the near future.

The parking lot has potholes that need filling. Currently, it does not make sense to seal coat or repave the parking lot. Once the roofs are done, sidewalks are leveled, and trees are trimmed, the parking lot will be addressed.

There is a lot to do in your community, it is so very important you pay your Association dues on time every month. Without your required monthly contribution, these projects would be delayed.

The 2026 Annual/Election meeting will be held in September. The date will be decided soon.

If you are interested in running for the Fox Hill Board, please let Management know.

Sincerely,

Michele Balch

Portfolio Community Manager

Fox Hill Condominium Association

DiLucia Management Corporation

## HEARTFELT FRIENDSHIP QUOTES

1. "Never leave a friend behind. Friends are all we have to get us through this life—and they are the only things from this world that we could hope to see in the next." —*Dean Koontz*
2. "A good friendship is a conversation that never ends." —*Gloria Steinem*
3. "There is nothing better than a good friend, except a good friend with chocolate." —*Linda Grayson*
4. "Laughter is not at all a bad beginning for a friendship, and it is far the best ending for one." —*Oscar Wilde*
5. "Lots of people want to ride with you in the limo, but what you want is someone who'll help you catch the bus." —*Oprah*
6. "I would rather walk with a friend in the dark than alone in the light." —*Helen Keller*