

# FOXTAILS BRIEFINGS

A Newsletter for the Grayfox Homeowners

August 2019 Edition

[www.GrayfoxAssociation.com](http://www.GrayfoxAssociation.com)



## NOTE

We have changed the way in which to provide the "Foxtails Briefings". A "PDF" version of this newsletter will be available on the website under the button that refers to "Foxtails Briefings". If you have problems viewing this email, please let me know ([president@grayfoxassociation.com](mailto:president@grayfoxassociation.com)). - Mark Harris



## VOLUNTEERS NEEDED!

Gretchen Brunett has stepped down as chair of the Architectural Review Board and as a Grayfox HOA board member. We are down to one member on the Architectural Review Board and are looking for volunteers to serve on the Board. The minimum number of members of the architectural board is three while the maximum is five.

"The purpose of the Architectural Review Board is to regulate the external design, appearance, use, location and maintenance of the Tract and of improvements thereon in such manner as to preserve and enhance values and to maintain a harmonious relationship among structures, improvements and the natural vegetation and topography."

The role of the board member is to review the submitted request and to approve or disapprove the request.

If you are interested in volunteering for this important role, contact Mark Harris, ([President@grayfoxassociation.com](mailto:President@grayfoxassociation.com)) or call him at 765-277-1710.

## A REQUEST!

It has been brought to the board's attention that dog waste is not being removed from commons areas and other homeowners properties. As you walk the neighborhood please remember to clean up after your dog does its business. Please properly dispose of the waste and don't leave in others yards or in the commons area. Thank you for keeping our environment clean.

It is suggested that when walking in the neighborhood, walking against the traffic is more safe and better for those who may be driving around the area. It also is suggested if you walk before the sun rises or after dark sets in, please wear light color clothing when walking.



## TOOTHBRUSH OR CAVITIES

"be free from the toothbrush and a slave to cavities or a slave to the toothbrush and free from cavities"

Unlike many Homeowner Associations, Grayfox Homeowners does not have rules and regulations that is a practical plan for day-to-day Association living. However there are regulations in the Articles of the Covenants that do pertain to "Maintenance of Lots" and "Architectural Design". Here is a description of those regulations found in the Articles of Covenants (Item 6) regarding "Maintenance of Lots":

- VEHICLE PARKING - regulations regarding parking of particular types of vehicles;
- SIGNS - regulations regarding the displaying of signs to public view on lots;
- FENCING - regulations regarding the type of materials, height, and location on lot;
- NATURAL AREAS AND VEGETATION - regulations regarding removal of trees and preservation of natural area;
- NUISANCES - regulations regarding noxious and offensive activity;
- GARBAGE AND REFUSE DISPOSAL - regulations regarding the use or maintaining of trash on properties;
- LIVESTOCK AND POULTRY - regulations regarding the raising or breeding of animals on lots. Also included in this is language regarding pets being on leash and removal of fecal deposits;
- OUTSIDE BURNING - regulations regarding burning of trash, leaves, recreational fires or other materials;
- ANTENNAS AND RECEIVERS - regulations regarding satellite receiver, down-link or antennas;
- EXTERIOR LIGHTS - regulations regarding the erection or use of exterior lights;
- MOTORIZED VEHICLES - regulations regarding go carts, motor scooters, snowmobiles or other motorized vehicles.

The other area of regulation in the articles is the "Architectural Design" of lots (item 9). An Architectural Review Board has been created for the purpose to regulate the external design, appearance, use, location and maintenance of the lots and of improvements in such manner as to preserve and enhance values and to maintain a harmonious relationship among structures, improvements and natural vegetation and topography. Located in the menu on Grayfox's website is a document that pertains to Architectural guidelines. Homeowners should review these guidelines before engaging in architectural changes and submit an Alternation/Construction improvement Approval form prior to beginning improvements.

What are the consequences of violation of the above listed regulations? Item 8 (c) of the articles consist of the "Architectural Control Assessment" and item 15 "Enforcement" of the articles outline the various enforcement actions available to the Association. If a homeowner fails to comply with the requirements listed above, the board of directors may levy against the homeowner's lot an assessment.

## UPCOMING LEAF SEASON!

Last fall many leaves gathered in the esplanade on Witting Blvd, as well in other commons area. Because of the weather conditions we were unable to burn them last fall. Between all the rain this spring we again were not able to burn the leaves. After a substantial downpour in the spring, the drains in the esplanade clogged and water essentially flooded Witting Blvd. This creates a potential water damage to the asphalt on Witting Blvd.

The composted leaves website to dirt which then caused the drains to clog. As a result the board made the decision to have Lawn Pro remove and clear the drain areas to prevent future overflow. Because of the amount of dirt and weight created, 28 man hours were used to clean the area. This was an expense that was not budgeted and had to be paid.



Over the past couple of years its been a struggle to recruit volunteers to help clean up the esplanade area each year. Thus the board has decided to incorporate leaf clean up in esplanade area into our lawn care contract. We will also will be seeking bids from additional lawn service providers.

Again, we are asking those who live along the esplanade area on Witting Blvd. to refrain from blowing leaves or grass from your properties to the esplanade area. Thank you for your cooperation on this matter.

Located at the southwest corner of the association's commons, in front of the retention pond, is a place to dispose of leaves, limbs and other items that can be burned. Please do not place large logs of wood in this pile for it will take extra time to burn and in some cases will not burn all through. - Adam Drummond, Commons/Landscape Chairperson



## TO CUT OR NOT TO CUT

The #1 question that we often get is what is the policy regarding the clearing of trees, brush and bushes on one's property.

I asked one of the crafters of the Grayfox Covenants as to what the purpose of the language in the covenants regarding trees, brush and bushes.

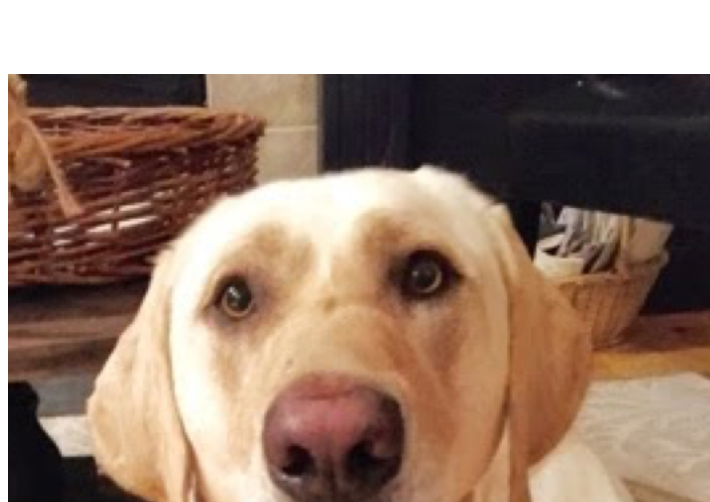
I was directed to Article 6 (d) of the Covenants for clarification:

"the purpose of the provision is to preserve the wooded and natural character of the land, to allow natural reforestation and to preserve wildlife habitat."

Here are some additional provisions to consider when contemplating doing some "cleaning out of brush and trees":

- little disturbance of natural area as needed shall be permitted inside area to be improved;
- Little disturbance of the natural area outside of the area to be improved shall be permitted;
- owners can remove any dead standing tree if such tree presents a danger to other owners or their property;
- No live, healthy trees or bushes shall be cut down on any lot without an approval of a Lot Development plan submitted to the Architectural Control Board.

When unsure what to do, best advice is to contact the Architectural Board for some guidance.



**There are some matters which the board is tasked with enforcing. Owners are encouraged to work with your neighbors if there are concerns or issues. Board Members are invariably grateful to the idea of communicating with each other as there are few things in life worse than playing "Policeman" with your neighbors.**

Grayfox Financial Summary				
January 1, 2019 - July 31, 2019				
Category	2019 Budget	2019 Actuals	Difference v. Budget	Comments
<b>Operating Fund Revenue</b>				
Dues	\$26,400.00	\$25,850.00	-\$550.00	45 of 46 paid
Interest	\$0.00	\$2.67	\$2.67	
<b>Total Operating Fund Revenue</b>	<b>\$26,400.00</b>	<b>\$25,852.67</b>	<b>-\$547.33</b>	
<b>Operating Fund Expenses by Committee</b>				
<b>Commons Maintenance</b>	\$11,950.69			
Lawn and Leaf Care	\$10,800.00	\$10,793.80	-\$6.20	
Landscaping	\$250.00	\$975.00	\$725.00	Leaf cleanup = \$975
Tree Removal	\$800.00	\$150.00	-\$650.00	
Signs and Lampposts	\$500.00	\$31.89	-\$468.11	Under budget
<b>Water System</b>	\$4,185.08			
Testing and Monitoring	\$4,400.00	\$2,300.00	-\$2,100.00	On budget
Maintenance	\$2,200.00	\$1,534.08	-\$665.92	On budget
State Fees	\$350.00	\$351.00	\$1.00	On budget (one/year)
Repair	\$2,000.00	\$0.00	-\$2,000.00	No expenses yet
<b>Executive</b>	\$3,262.54			
Electric Power	\$1,850.00	\$1,640.85	-\$209.15	Project \$2813 to EOY
Utility Maintenance	\$1,950.00	\$0.00	-\$1,950.00	No expenses yet
Insurance	\$1,750.00	\$1,241.68	-\$508.32	On budget
Miscellaneous	\$210.00	\$380.01	\$170.01	Over budget - lawyer
Transfers to Capital Fund	\$0.00	\$0.00	\$0.00	
<b>Total Operating Fund Expenses</b>	<b>\$27,060.00</b>	<b>\$19,398.31</b>	<b>-\$7,661.69</b>	
<b>Operating Fund Revenue - Expenses</b>	<b>-\$660.00</b>	<b>\$6,451.69</b>	<b>\$7,111.69</b>	
<b>Capital Fund Revenue</b>				
Transfers from Operating Fund	\$0.00	\$0.00	\$0.00	
Special Assessments	\$15,275.00	\$5,325.00	-\$9,950.00	Slightly ahead of plan
Interest	\$0.00	\$5.94	\$5.94	
<b>Total Capital Fund Revenue</b>	<b>\$15,275.00</b>	<b>\$5,330.94</b>	<b>-\$9,944.06</b>	
<b>Capital Fund Expenses</b>				
Well System	\$0.00	\$28,995.00	\$28,995.00	
<b>Total Capital Fund Expenses</b>	<b>\$0.00</b>	<b>\$28,995.00</b>	<b>\$28,995.00</b>	
<b>Capital Fund Revenue - Expenses</b>	<b>\$15,275.00</b>	<b>-\$23,664.06</b>	<b>-\$38,939.06</b>	
<b>Fund Balances</b>				
<b>Operating Fund</b>				
Checking		\$3,066.60		
Money Market		\$12,057.35		
<b>Operating Fund Total</b>		<b>\$15,123.95</b>		
<b>Capital Fund</b>				
Money Market		\$2,162.87		
<b>Capital Fund Total</b>		<b>\$2,162.87</b>		
<b>Total Assets</b>		<b>\$17,286.82</b>		

## REMINDER

## SECOND INSTALLMENT OF SPECIAL ASSESSMENT