

# FOXTAILS BRIEFINGS

A Newsletter for the Grayfox Homeowners

Oct. 7, 2020

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



I recently took a poll of the Grayfox Board asking if they were intending to continue as board members. Adam Drummond, Marla Meier and Ed Vesels have decided to step down from the board beginning January 1, 2021. Mark Harris and Mark Rutsey will continue to serve on the board.

Article 3.03 of the Grayfox Bylaws requires a minimum of three (3) and no more than nine (9) individuals to serve on the board of directors. Individuals include any homeowner of the association.

**Individuals interested in serving on the board are asked to contact President Mark Harris ([mark@harfam.org](mailto:mark@harfam.org)) before November 1, 2020. Once names have been received, they will be placed in nomination for the election of the Board of Directors.**

You may ask “what’s involved in serving”? Here are some thoughts to consider:

1. Board meets once a quarter to hear reports from committees, get updated financial information and address any other issues that come before the Board. Board meetings are generally no more than 2 hours.
2. Each board member is asked to “chair” a committee and to recruit other homeowners to serve on the committees.
3. The duties of the board are spelled out in more detail in Article 3.16 of the bylaws which can be found on the Grayfox website ([www.grayfoxassociation.com](http://www.grayfoxassociation.com)).
4. Committees:
  - a. Finance - purpose of this committee is to oversee the work of the treasurer and help develop financial policies.
  - b. Commons - purpose of this committee is oversee and maintain the common properties of the association. Such activities include overseeing the work of lawn maintenance (also contracting a lawn company), organize work days when needed, followup on any issues pertaining to commons property, retention pond maintenance.
  - c. Architectural Review - purpose of this committee is to oversee and regulate the Ar-

- chitectural Guidelines that have been established by the Association, follow up on any submitted improvement plans by homeowners.
- d. Water Distribution System - oversee the operation and maintenance of the Grayfox Water System, assist the Supervisors (Jeff Soldner and Ken Steiner) in their work as official Distribution Supervisors of the system.
  - e. Communications - purpose of this committee is to oversee the newsletter, any other important notices, etc to homeowners, work with welcome committee in welcoming new homeowners.

There are four offices that board members are asked to serve: President, Vice President, Secretary and Treasurer. The duties of these officers are spelled out in the bylaws under Article 4 which can be found on the Grayfox website ([www.grayfoxassociation.com](http://www.grayfoxassociation.com)).

Mark Harris, President



### **ANNUAL MEETING!**

**The board has decided because of the Covid 19 epidemic that the annual meeting normally scheduled in January, be held either by Zoom in December or scheduled sometime in June 2021. You will be receiving an email that will provide a survey link for you to complete stating which option you would prefer.**

### **ELECTION OF DIRECTORS AND BUDGET APPROVAL**

**The board has decided because of Covid 19 epidemic, the election of board directors and the approval of the budget will be conducted via email proxy. You will be receiving in early December a list of individuals who will be nominated as board members and details of the 2021 budget for approval.**

### **FALL IS FINALLY HERE!**

Some quick reminders as we head into fall leaf season:

- Do not blow your leaves into the center esplanade or other commons area. Also ensure that lawn maintenance personnel you have contracted do the same. If you burn your leaves, please show respect for your neighbors and try to burn at a time of day when most folks are not at home.
- Weeds are finally starting to die out but they remain one of the most common complaints I receive from homeowners. My thanks to all of you for continuing to keep weeds down, particularly in areas viewed from the street, as it is one of the first impressions future and present homeowners have of our addition.
- All Walkers, please take the time to kick away any refuse covering the storm drains. Keeping drains clear is everyone's responsibility and your help is greatly appreciated.

- The association burn pit located southwest of the retention pond has just been burned. Please use it for any downed tree limbs or shrubs. Please, no garbage or leaves!!

Fall is truly the most beautiful time of the year!



There are some matters which the board is tasked with enforcing. Thankfully most Homeowners know the rules and adhere to them. Board Members are invariably grateful to them as there are few things in life worse than playing "Policeman" with your neighbors.

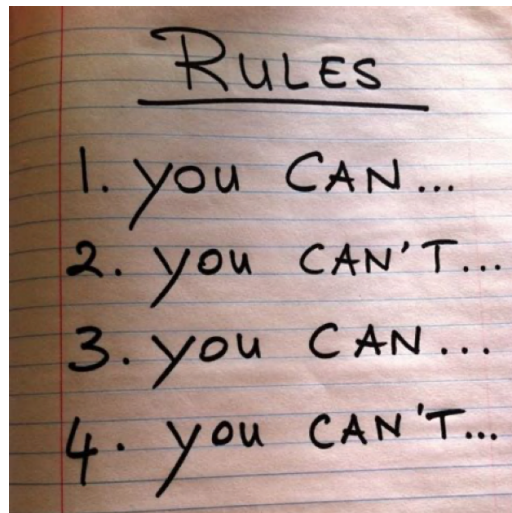
Some reminders are appropriate at this time: Most improvements to your property are subject to approval by the Architectural Committee. If in doubt, please review the provisions in the Covenants which also list forbidden activities, structures and other limitations.

Please remember that the Board did not create these Covenants. We all implicitly agreed to abide by them when we bought property in Grayfox (whether we agree with them or not!)

There are lots of things we cannot park on our lots in open public view for more than 7 days including trailers, boats and RVs.

Snowmobiles or Go-Carts cannot be used anywhere in the subdivision.

If you've lost your copy of the Covenants, you can download the documents from our website ([www.grayfoxassociation.com](http://www.grayfoxassociation.com)) by selecting the "Download Center" button.



**Grayfox Financial Summary**  
**January 1, 2020 - August 31, 2020**

Category	2020 Budget	2020 Actuals	Difference v. Budget	Comments
<b>Operating Fund Revenue</b>				
Dues	\$28,800.00	\$28,800.00	\$0.00	All paid
Interest	\$5.00	\$19.18	\$14.18	Interest from late dues = \$18.00
<b>Total Operating Fund Revenue</b>	<b>\$28,805.00</b>	<b>\$28,819.18</b>	<b>\$14.18</b>	
<b>Operating Fund Expenses by Committee</b>				
<b>Commons Maintenance</b>				
	<b>\$14,305.27</b>	<b>\$11,765.59</b>		
Lawn and Leaf Care	\$11,705.27	\$11,705.27	\$0.00	\$500 repair bill for front lights not paid yet
Repair, Maintenance, and Landscaping	\$2,500.00	\$0.00	-\$2,500.00	
Street Lighting	\$100.00	\$60.32	-\$39.68	
<b>Water System</b>				
	<b>\$14,651.00</b>	<b>\$11,557.56</b>		
Testing and Monitoring	\$4,000.00	\$2,000.00	-\$2,000.00	
State Fees	\$351.00	\$350.00	-\$1.00	
Maintenance and Repair	\$8,000.00	\$7,572.68	-\$427.32	Includes: - Water meter replacement (\$4275) - Well cover replacement (\$1730)
Well System Electricity	\$2,300.00	\$1,634.88	-\$665.12	
<b>Administrative</b>				
	<b>\$1,770.00</b>	<b>\$1,192.93</b>		
Insurance	\$1,550.00	\$1,003.28	-\$546.72	
Transferred to Capital Fund		\$0.00		
Miscellaneous	\$220.00	\$189.65	-\$30.35	Includes \$173 for lawyer
<b>Total Operating Fund Expenses</b>	<b>\$30,726.27</b>	<b>\$24,516.08</b>	<b>-\$6,210.19</b>	
<b>Operating Fund Revenue - Expenses</b>	<b>-\$1,921.27</b>	<b>\$4,303.10</b>	<b>\$6,224.37</b>	
<b>Capital Fund Revenue</b>				
Transfers from Operating Fund	\$0.00	\$0.00	\$0.00	\$1200 transferred on 9/23
Special Assessments	\$0.00	\$0.00	\$0.00	
Interest	\$10.00	\$5.59	-\$4.41	
<b>Total Capital Fund Revenue</b>	<b>\$10.00</b>	<b>\$5.59</b>	<b>-\$4.41</b>	
<b>Capital Fund Expenses</b>				
Well System	\$0.00	\$0.00	\$0.00	
<b>Total Capital Fund Expenses</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	
<b>Capital Fund Revenue - Expenses</b>	<b>\$10.00</b>	<b>\$5.59</b>	<b>-\$4.41</b>	
<b>Fund Balances</b>				
<b>Operating Fund</b>				
Checking		\$14,020.15		
Money Market		\$3,060.70		
<b>Operating Fund Total</b>		<b>\$17,080.85</b>		
<b>Capital Fund</b>				
Money Market		\$12,207.74		
<b>Capital Fund Total</b>		<b>\$12,207.74</b>		
<b>Total Assets</b>		<b>\$29,288.59</b>		

**Being a good neighbor means living with others in a social community called a "neighborhood." People talking in their front yards, children playing in the streets, people working on their properties, and similar activities are all part of being neighbors.**