

FOXTAILS BRIEFINGS

A Newsletter for the Grayfox Homeowners

September 4, 2022

www.GrayfoxAssociation.com



WATER SYSTEM UPDATE – Jeff Soldner

Folks, we wanted to update all the homeowners with some of the challenges our water system experienced this past summer and some of the costs involved. This past June we discovered a water leak coming from the Gate valve keyway access pipe adjacent to our #1 well head. This gate valve acts as an isolation shutoff for the # 1 well. It was installed in the mid 1980's and is probably one of the oldest parts of our system's infrastructure. A. Hattersley, a local established plumbing contractor was hired to find and fix the leak. This involved locating any underground electrical wiring, which incurred an additional cost. The leak was indeed caused by a leaking gate valve and a new one was installed. The excavation was refilled which completed A. Hattersley's work. The charges associated with this repair are as follows:

A Hattersley initial excavation to determine source of leak:	\$2,300.00
A Hattersley removal and replacement of faulty gate valve:	\$4,600.00
Cost of Call before you dig service to locate electrical lines:	\$395.00
Cost of service call by Hollenbaugh well to check pump operability:	\$250.00
Total:	\$7,545.00

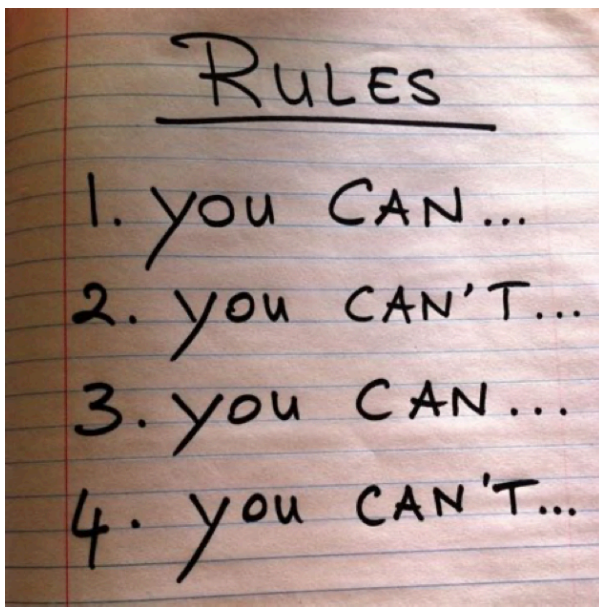
Three weeks later, another leak developed in the meter pit for well # 1. The leak was quickly repaired by Myers and Davidson who had done previous work on the meter pits. The cost of this repair was \$ 398.00. An additional cost associated with the boil water advisory was \$ 375.00



At almost the same time that this leak was being fixed, I noticed that the #1 Variable Frequency Drive, (VFD) was not working in our well house. This controls the operation of the pump in our #1 well head. Hollenbaugh Well drilling was called and they quickly determined that the Electronic Control Module, (the computer brain of the VFD), was receiving power but nothing was coming out. The module was removed and sent to a repair facility where it was determined that the modules circuits had been fried, probably due to an over current from a nearby lighting strike. We submitted a claim to our Insurance company which was substantiated and our only cost should be our \$1,000.00 deductible. The real problem is that replacement parts are not available for 3-4 months. We are rolling the dice on single pump operations hoping the remaining VFD and pump for well #2 functions normally. If the

#2 well were to fail, we would not have any water pressure until our emergency plan to install a backup VFD readily available by another manufacture is completed. Please adjust your water usage accordingly to keep stress on our one functioning pump at a minimum.

Without going into a detailed report on other items that have been paid from the Capital Budget this year (i.e. the \$2,400 added this year from Dues, the \$3,500 payout for the Gentry's lawyer fees to add them to the association) the balance on Jan 1st is a mute point for this writing. What we can say is that the present balance of the Capital budget as of today after paying out the water repairs on top of the lawyer fees etc. is \$8,395.



Vehicle Parking. No recreational vehicle, motor home, trailer, boat or disabled vehicle may be parked or stored on any Lot in open public view for more than seven (7) days.

Nuisances. No noxious or offensive activity shall be carried on upon any Lot, nor shall anything be done thereon which may be, or may become, an annoyance or nuisance to the neighborhood.

Burning of Debris. For Allen County residents, the legal burning of backyard debris when weather is not a factor. Burning permits are not required in Allen County. However, there are procedures and limitations for burning yard trimmings, leaves and brush. Under the County's open-burning rules, burn piles must be at least 20 feet from structures, roads or power lines. Burning is only permitted between 8 a.m. and 5 p.m. and must be done during

safe weather conditions. Wind speeds should be less than 20 miles per hour and burning cannot take place during a pollution alert day. Only clean wood or untreated wood products, brush and leaves that originated from the property may be burned. The material must be burned in a noncombustible, ventilated container. Water sources and a shovel should be kept on hand to control a burn if winds unexpectedly fan it into possible trouble. Local or state authorities can demand that any burning be stopped if the fire is determined to be a nuisance, pollution problem or threat to property or public health. For those interested in disposing of their leaves in an environmentally-friendly manner, you can check out the Allen County Solid Waste Management District website (www.acwastewatcher.org) to get tips on how to compost your leaves. Please be mindful of your neighbors and the blowing of smoke toward their homes. Many people have issues with asthma thus could cause a reaction **for the** individual if smoke is blown their way.

Pet Responsibilities. The Owners of such permitted pets shall confine them to their respective Lots such that they will not be a nuisance. Pets shall be on a leash when not on the Owner's Lot. Owners shall remove any fecal deposits made by their pet in any Community Area.

To see the full Covenants go to www.grayfoxassociation.com, then the "download center" and select the Covenants.

YOU MAY BE WONDERING, AGAIN.....

The new drainage area to the detention pond continues to be a major discussion of the Commons/Maintenance committee. The contractor who installed the grass has been in discussion with committee members and action is being taken to resolve the issues. Thank you for your understanding and patience with this issue. Be rest assured that the committee is on top of this issue.

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.

ANNUAL MEETING IS SCHEDULED
NOVEMBER 13TH @ 3PM.
LOCATION: SOLDNER'S HOME
7405 CINEREAL CT.

The purpose of the meeting will be to elect new board members for the calendar year 2023, to present the 2023 budget and approve the 2023 dues. Payment of annual dues will be due on January 15, 2023. Committee reports will be presented as well. There will be a time for any other business to come before the Association.

Updated Homeowner's directory is available by [clicking here!](#)

Get a listing of all board members, committees and members and scheduled board meetings by [clicking here!](#)

CALL OUT FOR NEW BOARD MEMBERS

It's that time of the year to nominate individuals to serve on the Grayfox HOA board of directors. **If you are interested in serving please contact either Secretary Tina Conrad (tinaconrad2013@gmail.com) or President Mark Harris (markwharris68@icloud.com).** Time commitment includes a meeting each quarter and availability via email or text. Responsibility includes serving the Grayfox community and making important decisions for all of the homeowners who elected you.

The board is in need of someone who is willing to serve as Treasurer of Grayfox. This person should have some understanding of finances, especially handling a checkbook and has experience with Quicken. Other duties include collecting fees, online banking, preparing reports for the board and preparing a budget for the board.

Finances as of July, 2022

Checking: \$17,370

Savings: \$6,265

Income each year from Dues: \$28,800

Spent as of July 18th: \$21,688

Monthly expenses yet to pay through March 2023:

Water Testing:	\$3,150 (\$350/month)
I&M Electric:	\$3,600 (\$300-400/month)
I&M Lights:	\$27 (\$3/month)
REMC Electric:	\$333 (\$37/month)
REMC Lights:	\$54 (\$6/month)
Insurance:	\$1,215 (\$135/month)
J&S Flushings:	<u>\$1,725 (\$575 each time)</u>
Total:	\$10,104

Left at end of year in Checking, estimated to be: \$7,200

Left at end of year in Capital/Savings, estimated to be \$6,265