



**Foxwood Hills Property Owners Association**

[www.foxwoodhills.net](http://www.foxwoodhills.net)

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Association Update to the Board  
November 7, 2018

**POA Office:**

**General:**

- We are now taking Board Candidate Profiles from interested parties who would like to run during the next election. This job is strictly voluntary. The term is for three years, and the candidates must be prepared to attend scheduled Board meetings, which are held at 9:00 a.m. on Saturdays, the annual meeting in March, plus other meetings scheduled throughout the year. Separate communication was sent out on 11/6/18 on this topic with additional more information. Please contact the office if you did not receive that notice and are interested in being considered for the election.
- Be sure to check out the Fall/Winter Newsletter on the members' website under the Resource Center or pick up a copy at the POA office.
- POA lots that are for sale are posted in the Resource Center of the website. Interested parties are welcome to make reasonable offers until prices are updated with fair market values. Closings will be handled by the Association attorney and all costs will be the responsibility of the buyer as well as pro-rated dues for the remainder of the fiscal year.
- We have reduced the cell phone bill by 2 lines for a savings of \$65.34 per month from the Verizon bill. Line necessity will be evaluated as line contracts approach expiration.
- In lieu of paying for a company phone with contact, insurance, etc. stipends will be provided to department heads using their own phones based on need at a reduced rate vs. contract cost via Verizon.
- We raised approx. \$600 at the community yard sale and corn dog sale this week so we will be presenting the Oconee Humane Society with a \$60 check from the proceeds.
- What was not sold was donated to the Boys Camp; approx. \$650 was submitted to the tax accountant to be recorded as a charity donation from the Association.
- We are taking up donations for the Girl Scouts, Lakeview Assisted Living, and Golden Corner. Collection boxes are located at The Lodge outside the General Manager's office. More information to follow.
- With the sale of Millhurst 0181 we paid off that property's TESI invoice, closing costs, and covered current and prior tax obligations paid on that property.

**Legal:**

- No available information at this time.

**ACC Updates:**

- **REMINDER:** if you plan to make any exterior modifications to your property, a permit may be required. Failure to obtain a permit can result in daily fees, imposed forfeited deposits due to lack of compliance, etc. If you have any questions as to the ACC

process, please contact Brady McCall at the POA office or submit an email to be addressed by the ACC committee.

- ***Any delay by the POA in taking action for violations is not to be considered a waiver by the POA of its rights and all actions taken in violation of the restrictions are totally at the risk of the violator, irrespective of how much money has been spent.*** Sacrifice

### **The Lodge:**

- The SEC channel has been reactivated in the lounge for the football crowd.
- We will be discontinuing table linens in the dining room due lack of use/interest.
- Be sure to present your valid member's card when you visit The Lodge to take advantage of the 10% member's discount.
- With the change in weather, we will be looking more toward comfort foods and soups to keep the members warm. Weekly specials are now posted on the member's website more than a week in advance in addition to the weekly specials eBlasts. Be sure to check in to make plans to take advantage of the meal and drink specials.
- The bartenders are getting creative with their drinks... sports themed, holiday inspired, and even some flaming selections!!!! Don't miss out on their creativity, come check out what brews they have lined up for the cold nights and holiday fun!
- The HVAC compressor for the bar area was failing. We looked at a compressor replacement option vs. a new unit. A replacement compressor would give us a 1-year warranty but keep us obligated to an outdated (and expensive) freon with no longevity guarantee. For \$800-\$1000 more, we installed a new unit with a 5-year warranty and it utilizes a much more affordable freon in the event of leaks. The unit was installed Wednesday, October 17<sup>th</sup>.
- The Lodge hours have reverted to our fall/winter hours.
  - **Poolside Café: CLOSED FOR THE SEASON**
  - **Kitchen:**

Sun – Mon – Tues	Closed
Wednesday – Thursday	5pm – 8pm
Friday	5pm – 9pm
Saturday	11am – 9pm
  - **Lounge/Bar:**

Will open same time as the restaurant, but close one hour later.  
Should a college football game run past 10pm, the lounge will remain open until the end of the game.

### **Security:**

- October – 2 alarm activation, 3 domestic arguments, 1 attempted break in, 2 suspicious persons
- 12 maintenance reports
- 2 TESI reports

### **Maintenance:**

- The crew is working on all the "indoor-rainy-weather-tasks" this week such as outlet changes, testing & replacing emergency lights, working on the bathroom trim, DVD shelf for the dining room TV, etc. Looking forward to starting upgrades on the ladies' restroom shortly depending on weather and other maintenance priorities.
- We had to replace a fuel filter in the new tractor last week.

- A new work order tacking system was implemented mid-October. The Maintenance items have been filtered from the Action Item Report and provided for execution by the crew.
- The Chevy had two bald tires on the rear, we used two tires from the shop cleanout to change out the bald tires. They are not new but will get us through the rest of the fiscal year, so we can budget for a new set next year.
- The Chevy has been wrapped by Diamond T.

If you have not registered for the members' website, please send your property and contact information to Louise Moisan at [info@southerndetailsinc.com](mailto:info@southerndetailsinc.com) and she will assist you with the registration. This will ensure you continue to receive future eBlasts.

Members are encouraged to like the POA's Facebook page <https://www.facebook.com/greatplace2live/> for updates on events and photos.

Members are encouraged to join the Foxwood Hills Neighborhood Watch group <https://www.facebook.com/groups/198654287534124/> - so you and all community members are up to speed on items to be on the lookout for. Be sure to answer **BOTH** questions when requesting to join the group. Any negative or non-watch posts are subject to deletion and repeat offenders removed from the group.