

# Fox Tales

## Winter 2022

Foxcliff Estates South Homeowners Association  
2085 E. Mapletown Road \_ Martinsville, IN 46151



### Golf course info

*John Blickenstaff*

An update regarding the Foxcliff Golf Club is in order once again. As you aware, FESHA owns the land for the “Back 9” holes of the golf course, and leases this land to the golf course for \$1 per year. This transaction was made in support of the golf course and in support of our Foxcliff South community.

After much thought and deliberation, it has become evident that something more must be done in order to build and continue with a viable....and thriving...Foxcliff Golf Club.

Doug and Paula Molin have purchased the front nine holes, along with the clubhouse and all other outbuildings associated with the golf course.

FESHA fully supports Doug and Paula in their efforts and is willing to extend the terms of the lease. At this time, however, we are not interested in selling the back nine land to Doug and Paula. We will revisit as the golf course moves forward with their plan for growth and sustainability.

Below is a letter from Doug and Paula Molin.

Dear Friends and Neighbors,

It is with great excitement that we announce our new ownership of the Foxcliff Golf Club. We are Doug and Paula Molin, thirty-five year residents of Foxcliff and known to many of you. We raised our eight children here and now enjoy living in Foxcliff as grandparents to twenty-three grandchildren.

It was not part of our bucket list to own an golf course but now that we do, we could not be happier! The golf course has been a vital party of our community for fifty years and we feel honored to now be the caretakers of this amazing community asset. With this transition of ownership we, first and foremost, want

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### Roads

*Mike Hinshaw*

Our roads were last re-paved more than 10 years ago. Since then, we’ve had Wallace Construction perform crack sealing every 2 years and, for the past several years, have been replacing any bad sections. Each year we carefully inspect the entire road to determine whether re-paving is needed. It is our opinion that the main part of the road, the bus route, will need to be re-paved in ‘22 or ‘23. There is some uncertainty regarding the date because we can’t know how much damage this winter’s weather will cause. If the weather is harsh with lots of freeze/thaw cycles, then we will need to have this done next year. Otherwise, we can probably wait until ‘23.

There is another important consideration. Inflation in general, and demand for road building materials specifically, have driven up the cost of paving all of our roads from an estimated \$400K in 2019 to \$480K in 2021. If inflation looks like it will be here to stay, then it makes sense to do this sooner, rather than later. In any case, we will only be re-paving about two thirds of the roads in the community. The reason for this is that some of the road sections are well-drained and carry little traffic, and are still in good shape. The black stripes from crack sealing do not indicate that a section needs to be re-paved.

Lastly, and the issue most likely to impact homeowners, it may be necessary to re-locate mailboxes further away from the road edge. If your mailbox is 6 inches away from the edge of the road, you won’t have to do anything. If your box is located too close to the road, or if the post has rotted and is now actually leaning over the road, you will have to re-locate it.

A cedar post buried in the ground will last about 20 years. Since many of our homes are about 20 years old, it is no surprise that many of these mailboxes

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## Contact Information

### 2020 Foxcliff Estates South Board of Directors

*(term expires)*

#### President

**Mike Hinshaw (2023)**

765-318-5968

#### Vice President

**Mike Bodine (2024))**

765-342-4904

#### Secretary

**Mike Spencer (2025)**

317-679-5074

#### Treasurer

**Ross Lines (2022)**

765-315-98952

#### Member

**John Blickenstaff (2024)**

317-224-9207

#### Association Office Hours:

**M, T, W, Th, F: 11:30 am to 3:30pm**

Robin Steininger, Office Manager

2085 E. Mapletown Road

Martinsville, IN 46151

Phone – 765.349.9744

Fax – 765.349.9745

Email – feshaooffice@sbcglobal.net

## Foxcliff South Calendar of Events

- Jan 12 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Feb 9 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Mar 9 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Apr 13 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.

PLEASE NOTE: Depending on COVID-19, meetings may need to be virtual meetings. We will keep you informed prior to the meeting dates.

### *(Continued from page 1) Golf Course Info*

you to have the confidence that we fully intend to operate in a way that, for the most part, will be transparent to what you have enjoyed in the past. When we use the term “for the most part” we feel those changes are going to be positive and very welcoming to the membership and golf community. When Paula and I made the decision to move forward, we began a construction process to quickly take advantage of the good weather we have enjoyed in December. Changes you may have noticed include a totally new paint scheme for the pro-shop that will soon include the cart barn and maintenance buildings. We have a new roof system on almost every building on property....soon to be all.

Additional changes coming include a new PGA Pro/ Superintendent. With Steve Ferris’s addition as the PGA pro, we now qualify to launch and host the First Tee program which will give us the ability to reach out to kids in Morgan County to teach them the game of golf and associated life lessons. In addition, you will see live music events and kid friendly outdoor movies as we elevate the community aspect and presence of the golf course.

These are not all, but just some, of the changes and activities you can look forward to under our ownership. In addition, we want to acknowledge the many well wishes we have received both from those we know and many we don’t. The level of support we have received has simply been amazing.

In closing, Paula and I want to wish you and yours the very best this Christmas and Holiday season. We have much to be thankful for and are truly humbled by this amazing opportunity.

Warm regards,

Doug and Paula Molin



*(Continued from page 1) Roads*

need to be replaced or repaired. They are expensive, but it may be possible to replace just the 6 x 6 vertical section with treated wood. Another potential solution would be to cut off the rotted bottom and insert 2 or 3 metal rods. These can be sunk into poured concrete. If you leave a bit of a gap between the post and the concrete, it should be the end of your rot problems.

### **Fesha Board Election**

Ross Lines has been finishing out the term vacated by Seth Britt. This position will be once again open in February, 2022.

Ross would like to continue his position and has sent in his application. Below is his candidate statement.

My name is Ross Lines. My family (wife—Elizabeth; daughter—Vivienne) have lived in Foxcliff South since 2012. However, my wife grew up in the neighborhood, so our tie to the community goes back three decades. I currently work as a finance and accounting consultant and have several years of experience in both industries.

For the past year and a half, I have served on the FESHA board as treasurer, replacing Seth Britt when he moved from the neighborhood. In my time on the board, I have used my skills, knowledge and experience to strengthen our community's financial health, focusing on continuing to build and reinforce our healthy reserves, while ensuring ongoing infrastructure needs are met in a timely fashion.

In addition to serving as treasurer, I also chair the social committee, which has worked diligently over the past 18 months to offer more activities to the neighborhood, including the Harvest Festival.

If elected to my own term, I pledge to spend the next four years continuing to serve as a good steward of our finances, working to grow our community involvement by building stronger committee participation, and improving our amenities, such as building a gym in the clubhouse and adding lights to the pool area.

### **Harvest Fest**

*Ross Lines*



Foxcliff residents came together in November to enjoy the second annual Harvest Festival. Roughly 300 residents stopped by to shop the various vendors in attendance, enjoy some tacos, and listen to tunes from a pair of musicians who live right here in Foxcliff. The weather turned out great for the event and everyone from the Board and Social Committee hope it was enjoyable to all!

The Harvest Festival is the largest event organized by the Social Committee, and they also coordinate more events throughout the year to provide opportunities for neighbors to meet and socialize.

If you are interested in being a part of the 2022 Social Committee calendar planning, please contact Robin at the office.

### **Clubhouse Gym**

*Ross Lines*

A few weeks ago, residents were asked for their thoughts and feedback on the proposed idea of constructing a small gym in the basement of the clubhouse. We would like to thank all those who responded, either by email or through the NextDoor app. After reviewing the responses, we have concluded that there simply isn't the support to move forward with a gym at this time. We are leaving the idea open for future discussions, though, so if you have an opinion, please don't hesitate to contact a board member or Robin at the office.



## Recipe

### TURKEY STUFFED PEPPERS

These turkey stuffed peppers are an easy, healthy dinner recipe that the family will love! Full of ground turkey, brown rice, salsa, cheese and extra veggies!

Recipe is from [www.thereciperebel.com](http://www.thereciperebel.com)

**Prep Time** 20 minutes

**Cook Time** 45 minutes

**Servings** 5

**Calories** 384 cal

**Author** Ashley Fehr

#### Ingredients:

1 lb ground turkey

1/2 tsp salt

1/2 tsp chili powder

1/4 tsp black pepper

2 cups brown rice

1 1/2 cups mild tomato salsa

2 cups shredded mozzarella cheese

1/4 cup spinach (frozen, thawed, drained and squeezed) or 1/2 cup fresh chopped spinach

5 bell peppers

1/4 cup water

#### Instructions:

1. In medium pan over medium-high heat, cook and stir ground turkey, salt, chili powder and pepper until browned.
2. Place turkey in a medium bowl and stir in rice, salsa, 1 cup cheese and spinach (filling can be made ahead and refrigerated).

3. Place pepper halves in 9x13" baking dish

4. Fill pepper halves with filling and divide remaining 1 cup cheese between peppers. Pour water in the bottom of the pan. Lightly spray a piece of foil with non-stick spray and cover peppers.

5. Bake at 375 degrees F for 30-40 minutes until tender. Remove foil and bake for 5-10 minutes, broiling if desired, to brown cheese slightly.

