

# Fox Tales

**Spring 2022**

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



*Although it may not exactly seem like Spring has arrived.....it has. With the advent of the nice weather, and various effects from the winter weather, there are certain steps we all must take to ensure our homes and surrounding properties are in tip top shape.*

*Also, there are fun events to look forward to as well as getting outside and reconnecting with friends and neighbors. It's going to be a good year!!*

*We have some important updates and information to share with you, so please take the time to review the newsletter. Thank You.*

## **A Few Quick Reminders**

*Mike Hinshaw*

If you have grapevines growing on your trees, now is a good time to cut them, as the vines are most likely to die when cut in the Spring. If not cut, they will eventually overgrow the canopy, shading the leaves and killing the tree. Grapevines are easy to identify by their loose bark and unattached vines. Other vines, such as poison ivy and Virginia creeper, are usually attached to the tree and are less likely to kill it.

If you have any dead ash trees in your yard, you may want to have a professional tree service remove them soon. Most have been dead at least 2-3 years and the wood is no longer strong enough to support the tree in strong wind. The wood was good the first year or so, but after a few years fungal mycelia turn the wood into a pithy cork-like material. In strong winds, the tree breaks off at about 15 to 20 feet above the ground. Same thing can happen if you try to cut the tree at the base with a chainsaw. You won't be able to move fast enough to get away. It is not worth the risk.

The heavy rains during the evening of 4-13-22 produced very quick local flooding. It should remind us all of the need to keep the pipes beneath our driveways open and our ditches clear. If you should ever

*(Continued on page 2)*



## **Financials Strong, but Big Expenses on the Horizon**

*Ross Lines*

FESHA ended the 2021 calendar year in an enviable financial position, especially considering the current state of things in general. Despite the impacts of COVID-19 and the purchase of the back 9, our neighborhood enjoyed strong operating surpluses in 2020 and 2021. Additionally, our reserves are in a relatively healthy state, with nearly \$400,000 designated to various reserve accounts.

This is good news, as 2022 could be the year much of that savings will need to be spent. The board has closely monitored the condition of our roads for the past few years, electing to conduct crack-sealing in an effort to extend their lifespan. However, we are quickly approaching the time when our roadways will finally require brand-new pavement. As you can imagine, this is pretty large task...and with it comes an equally large price tag.

The good news is that because of our reserve balances, we expect to tackle this work (whether it be this summer or next) without the need for a special assessment or securing a loan.

In addition to the roadwork, our tennis courts reserve will be completely used this year in order to fix the large cracks that have formed, allowing us to better maintain the courts in the future at a much more manageable cost.

While these much-needed projects will leave our reserves significantly diminished, they will also leave our neighborhood and its amenities in very good shape...with few significant, pressing needs in the near future.

*(continued on page 3)*

## 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

- May 11 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- June 4 Community Yard Sale, 8am—??
- June 8 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- July 13 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Aug 10 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.

*(Continued from page 1) A few quick reminders*

notice debris blocking a pipe beneath a road near your home, please let the office know and we can remove the debris. Otherwise, it becomes a dam during heavy rain, flooding adjacent lots and overflowing the road.

### How to get information regarding your property lines.

I often need to trim brush, cut trees, or fix erosion damage, and one of the first things I do is to pull up a GIS (Geographic Information System) map of the location. I need to know where the property lines are and who owns what. If you need to know more about that dead tree between you and your neighbor, or where to plant those shrubs, this is the tool you need to use.

To access this tool, I use a laptop (I am unable to get it to work on my phone) and go to [Morganin.elevatemaps.com](http://Morganin.elevatemaps.com). I sign in as a guest and use the controls on the right to expand and move the map until I see the location of interest. The property lines are drawn in bright red. Next, I click on the Pictometry Button on the lower left, which overlays the location with an aerial photo. You can use landmarks in the photo to estimate distances. The Menu provides the option to download the map onto your computer.

I'm not sure of the accuracy, but I've seen no discrepancies between these maps and recently surveyed locations. However, I wouldn't start any legal battles based on these maps. They are just a free and easy way to get a pretty good idea of property lines. If it is really important, have a survey done.

I think most people will be surprised when they see their actual property boundaries, especially at the front of their lots. For those who live adjacent to the golf course, it is important to know where your yard ends and the golf course begins. You don't want to accidentally encroach upon the area of play. Do not rely on the white boundary markers, as they may have been moved over the years after being hit by mowers.

### Road Rules

In the past few years there have been several items in the newsletter regarding covenants enforcement. In early 2021, the board carefully considered the issues

*(Continued on Page 4)*



**(continued from page 1) Financials**

What this ultimately means is that this board, as well as those that will follow, have an opportunity to aggressively rebuild our reserves and get ahead of future projects such as lake dredging, new entrance signage, and the next time the roads need to be paved.

In addition to rebuilding our reserves, we also must combat the rapidly rising prices of basically everything! With that in mind, expect the board to consider an HOA dues increase to become effective in 2023. This should not be a huge increase, but rather one to allow us to continue our commitment to our reserve deposits without making significant cuts. The potential dues raise would likely result in yearly dues of \$750, which amounts to a little more than an 8% increase. This is well below the 15% maximum amount the board is authorized to increase dues.

While price increases are never fun, taking this small step now will allow Foxcliff South to maintain its financial stability now and in the future.

**Family Movie Night at the Clubhouse**

*Ross Lines*

The FESHA Social Committee hosted a family movie night at the clubhouse in March. About a dozen kids and their families enjoyed the movie 'Encanto', along with some movie theatre snacks. The social committee has more events in the works for this summer ...they are always looking for more help and ideas! If you would like to get involved and join the social committee, please contact Elizabeth Lines at elizabethlines83@yahoo.com.

**2022 Pool Info**

*Mike Bodine*

The Foxcliff South Pool season will begin on Saturday, May 28th. The pool will be open daily from 11:30 a.m. to 7:30 p.m., weather permitting. Indiana Pools and Spas will manage the pool for maintenance and lifeguards. The pool will close for the season after Labor Day, Monday, September 5th.

A swipe card system provides pool access to both North and South Foxcliff residents for both pools. South residents can acquire a card from Robin Steininger in the association office weekdays between the hours of 11 a.m. and 3 p.m. The first card is free and an additional one may be purchased for \$10.00. Residents who already possess a swipe card will not need to request a new card. Please be reminded that a card

is needed to enter and exit the pool area. Pool questions can be addressed to Mike Bodine, Ross Lines, or Mike Spencer.

**Tennis Court Info**

*Mike Bodine*

The Foxcliff South Tennis Courts are scheduled for a major renovation this summer. The work is scheduled for late July/early August. During this time the courts will be closed for approximately 7 to 10 business days. Plans are to fill the cracks with acrylic binder, sand and repaint the playing (forest green) and perimeter (red) areas. When the work is completed there will be two courts with tennis (white) and pickleball (grey) lines. Outdoor Court specialists from Franklin, Indiana have been hired to do the work. They have recently built several Pickleball courts and have rehabbed the basketball court at the Martinsville City Park. Keys for the tennis courts can be checked out in the association office via Robin on weekdays between the hours of 11 a.m. to 3 p.m. For questions please contact Ross Lines or Mike Bodine.

**2022 Clubhouse Rental**

*Mike Bodine*

The FESHA Clubhouse is now available for use and rental. For questions and reservations please call Robin Steininger at 765-349-9744 between 11 a.m. and 3 p.m. daily. The Clubhouse may be rented by Foxcliff Estates South members, Foxcliff Estates North Residents, FESHA Associate Pool and Tennis Court members, and others on a first come-first served basis.



*(continued from page 2) Road Rules*

and decided to focus on three areas in particular; items related to building and remodeling, items clearly addressed in the covenants, and road use rules. This article is a continuation of the discussion regarding road use rules. The next newsletters will include articles that expand the discussion of enforcement in the other two areas.

After careful consideration, the board concluded that none of the road use rules could be enforced by the board. Even though we had an agreement with the County Commissioners allowing the enforcement of state traffic laws in our community, it could never be a priority for the Morgan County Sheriff's Department. Also, it was unreasonable to expect residents who work in law enforcement to do the job and none of the board members could personally do anything, especially if minors were involved. To further complicate matters, there was not a good overlay with some of our rules and existing state laws.

So, the board followed new state law and worked with the county to pass a new ordinance allowing Morgan County Deputy Sheriffs to enforce state laws on our private roads. We wrote a new agreement with the County Commissioners and it was appended directly to the ordinance. The State of Indiana allows individual counties to decide rules regarding golf cars (carts), and Morgan County is one that has an ordinance addressing the issue. To summarize, we default to Indiana State laws and Morgan County ordinances on all matters regarding the operation, registration and licensing of all motor vehicles. Golf carts may be driven on FESHA roads by **licensed** drivers. We will pay to have Morgan County Deputy Sheriffs enforce traffic laws in our community. Those visits will be random and unannounced.

It was either this or nothing, and nothing was not a good option.

RECIPE for you. This dish is really easy to put together. It is spicy, and it is good. Comes from the book "Simply Julia by Julia Turshen or you can find it online. I served with Jasmine Rice and Broccoli.

### **Julia Turshen's Sticky Chicken**

#### **Ingredients**

- 2 TBS water
- 1 tsp cornstarch
- 1/4 cup ketchup
- 3 TBS honey
- 3 TBS soy sauce
- 1 TBS chili garlic sauce or your favorite hot sauce (optional)
- 4 cloves garlic, minced
- 2 TBS canola oil, plus more as needed
- 1 1/2 lb boneless, skinless chicken breasts or thighs, cut into bite-size pieces
- Kosher salt and freshly ground black pepper, to taste

#### **Directions**

1. In a small bowl, stir water and cornstarch until well combined. Stir in ketchup, honey soy sauce, chili garlic sauce (if using) and garlic.
2. In a large non-stick skillet over medium-high heat, heat oil. Add half of chicken; season generously with salt and pepper. Cook 5 minutes, stirring occasionally, or until browned all over; transfer to a plate. If needed, add another tablespoon oil to pan. Cook remaining chicken, salt and pepper. Return first batch of chicken to pan along with sauce. Bring to a boil. Reduce heat to low; simmer 5 minutes or until sauce is thick and coats chicken, stirring occasionally. Serve immediately.

