

# Fox Tales

Summer 2022

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



*Well, with the high temperatures we have been living with, there is no doubt that summer has been upon us for a while. While the heat does present its challenges, our community continues to thrive.*

*New homes continue to pop up throughout the community, and many existing homes move from one family to another. A huge WELCOME to all our new residents.*

*Please take the time to review the newsletter so you will be up to date on any new information. This publication also includes a note from one of our residents.*

*Thank You.*

## Building Control

Mike Hinshaw

Building Control is described in our covenants in Article III, section 7, and again in Article IV, section 4. The details are sufficient to understand the scope of authority and critical aspects of the process. Other than the size of the structure, specific building requirements are not addressed in the covenants. There is an exception for those lots south of the golf cart path on Southampton. This area of the community was a later phase and the covenants have a supplement that has hard-coded requirements regarding the size of the homes and garages, and brick requirements. This means that most of the requirements in the Architecture and Construction Standards were enacted, and can be changed, by a simple vote of the Board of Directors. That said, the Architecture and Construction Standards have served us well and remain little-changed over the decades. When deviations are necessary, exemptions can be granted.

This doesn't mean that our Architecture and Construction Standards never change. When new technology becomes available, the standards are updated.

*(Continued on page 2)*

## A Note from a Neighbor

Dear Friends and Neighbors,

I have a suggestion for making our beautiful enclave here in Foxcliff even more beautiful.

The finest homes and neighborhoods always have subtle exterior lighting. The illuminance is muted to preserve your night vision as you walk or drive about. No one would want to live in a neighborhood lit up like a Walmart Parking Lot with its harsh, intense and glaring lights.

You will all be happy to know there are some easy lighting solutions that will add value to our neighborhood. One very simple solution is to use LED lighting below 3000°K. I have price compared with 2700°K LED light bulbs and they're similar in cost to higher temperature LED lightbulbs. This type of "warmer" lighting is better for the health of humans and wildlife alike, because short wave length bluish light impairs sleep quality and quantity.

The other means to preserve our vision is to reduce exposure to bright lighting by the use of specially designed exterior light fixtures, which carefully shield your eyes from the direct intensity of the light. These types of fixtures direct the light downward into your yard and driveway and away from your eyes. Darksky.org is a website you can go to, which has a link to a variety of tasteful lighting options.

This type of lighting will make it possible for us to walk outside this summer, look straight overhead, and see the Milky Way Galaxy—a view to which none of the city-dwellers have access.

Laurence Behney

*(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

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Phone – 765.349.9744

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## Foxcliff South Calendar of Events

- Aug 10 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Sep 14 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Oct 12 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Oct 22 Foxcliff South Festival (watch for details in the Fall edition)

(Continued from page 1) A few quick reminders

For example, for years we required wood or metal clad wood windows, even though they required regular maintenance and were subject to rot. With the improvement in the quality of composite and vinyl windows, the Architectural Standards were changed to accept any double pane windows that satisfy specific industry standards.

Also, court and legislative actions can impact our Architecture and Construction Standards. There have been many lawsuits of HOAs vs homeowners regarding replacement mailboxes. HOAs usually lose. It would be nice if all the mailboxes matched, but it would be a waste of resources to pursue this issue. Also FESHA would like to control the type of shingles and roofs on homes, but Indiana recently passed a law that makes it easier for homeowners to install solar systems over HOA objections.

We do grant exemptions from time-to-time for home plans that differ from our typical brick exterior with standard roof pitch. It is important to allow for a little variation and the introduction of new styles. Since we can't know the difference between passing fads and a genuinely important new style, these introductions are very controlled, with the homes dispersed throughout the community and few in number. Until recently, about 7 percent of the homes in the community did not meet our brick standards. With the addition of the 4 new Craftsman style homes, we are now close to 9 percent.

We cannot stay locked into standards from the last century. For the Building Control Committee, it is a challenge to preserve the quality of the new homes, but to allow enough change to stay relevant and healthy. We are competing with many other subdivisions for the home buyer's dollar.

### Complaints about Cart Path Use

*Mike Hinshaw*

This article was originally distributed in June as an email, but it is important enough to be included in the newsletter as well.

For those people using the golf cart paths, please be more careful adhering to the terms of the Foxcliff South Golf Cart Path Pedestrian Use Rules. These

(Continued on Page 4)



(continued from page 1) Financials

## Neighborhood Notes

Ross Lines

**This summer, the board contracted a company to repair and repaint the tennis courts.** The courts have been degrading for some time and its current condition was deemed unsafe until repairs are complete. Initially, the work was expected to be complete between mid-July to early-August. However, due to a staffing issue with the contracted company, it is likely that repair work will not begin until mid-to-late August. We apologize for the inconvenience, but are looking forward to opening our newly refurbished courts.

**A friendly reminder to all neighbors that the majority of yard signs are not permitted in Foxcliff South.** Per Article III Section 6, “*No advertising signs of any character shall be erected, placed, permitted or maintained on any Lot or improvement thereon.*” This rule does not apply to “For Sale” signs. It does apply to political signs during time periods that are not protected by Indiana state law (See IC 32-21-13).

### Neighbors compete in Inaugural North-South softball game.

A warm, sunny July afternoon served as the perfect backdrop to a friendly game of softball between Foxcliff North and Foxcliff South. The FESHA team traveled across the Mapletown-Dixon line to play our neighbors to the north. While the result wasn't necessarily what we wanted (the North won), players and those in attendance enjoyed a day of sports and fellowship.

If you missed participating in the game, but want to get in on the next North vs South competition, the golf course will be hosting a North-South tournament of Saturday, August 6th. Just head to the course's clubhouse for more details and to sign up.

Want something quick, easy and delicious for dinner tonight?

Well, get out your Instant Pot Pressure Cooker and make this recipe from Pressurecooking.com!

**INSTANT POT MARINARA CHICKEN**, *which features tender chicken breasts coated in a flavorful homemade tomato sauce and topped with melted mozzarella.*

### Ingredients

- 1 tablespoon olive oil
- 4 large boneless, skinless chicken breasts
- 2 cloves garlic, crushed or pressed
- 1 can (14 ounce) crushed tomatoes in puree
- 1 cup water
- 1 teaspoon dried basil
- 1/4 teaspoon red pepper flakes
- 1/4 teaspoon salt
- 1 cup grated low-fat mozzarella
- Cooked pasta, for serving, if desired

### Instructions

1. Salt and pepper chicken breasts. Add oil to the pressure cooking pot, select Saute. When the oil is hot, brown the chicken breasts in two batches. Transfer to a plate.
2. When all the chicken is browned, add more oil if necessary and saute the garlic for 1 minute. Add the canned tomatoes, water, basil, red pepper flakes, and salt to the pressure cooking pot. Stir to combine. Return the chicken breasts to the pot.
3. Lock the lid in place. Select High Pressure and 5 minutes cook time. When the cook time ends, turn off the pressure cooker and use a quick pressure release. When the valve drops, carefully remove the lid. Check to make sure the chicken is cooked through and no longer pink in the middle—165°.
4. Preheat oven broiler and spray a small glass casserole dish with non-stick spray. Place chicken in the dish. Select Saute and cook the sauce until it thickens to your desired consistency. Pour sauce over chicken.
5. Sprinkle the mozzarella over chicken and put the dish under the broiler until the cheese is melted and starting to light brown. It may brown quickly.



*(continued from page 2) Road Rules*

rules were created after much discussion between the FESHA and golf course boards of Directors. It was a compromise by both parties that allowed for our purchase of the golf course land, and it is an integral part of our lease to the golf course. They would not have sold the land at a price we could afford without the lease.

We are getting complaints from the golf course and homeowners about walkers at inappropriate hours, unauthorized carts and vehicles on the golf course, and dogs off leash. These rules require dogs to be on leash, and the hours of use are before two hours after sunrise and not sooner than two hours before sunset. You may need to adjust your walking routine because of the longer days. Unauthorized vehicles are never allowed. Complete rules are available from the office. Also, you must sign a release before you can use these paths.

It is important that we honor the terms of this agreement. The recent purchase of the golf course by Doug and Paula Molin may be the last good chance at turning the golf course into a sustainable operation. We should all remember what the alternative could be.

On a related issue, there is a path connecting Red Fox Court East to the golf cart paths at the bottom of the hill. This is private property that the owner generously allows walkers to use. However, there have been multiple occasions where ATVs and dirt bikes have been seen using this path. If this continues, the community will lose access to this path. It is reasonable to assume that these vehicles were also down on the golf course cart paths.

