

Fox Tales

Fall 2022

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



Mike Henshaw

Dumping on Community Property

For the past 10 year I have been inspecting and maintaining the dams in our community. It was a lot of work the first few years, since many of the dams were overgrown with brush and the spillways were cracked and eroded, but now they are in pretty good shape and maintenance is not overwhelming. I do this to make sure our dams are safe and to minimize costs to the community.

For one dam in particular, on the small lake just off Fox Lake Drive, I usually spray brush killer in the late spring and then use a bladed trimmer in the fall to reduce the vegetation to less than 6 inches, as required by the DNR, prior to our annual inspections.

This year, when I stopped by to do the trimming, I discovered that someone had dumped a bunch of brush on the dam that I now have to saw up and relocate to a brush pile, before I can continue with my normal routine. I wish I could say that this is an unusual occurrence, but similar things have happened many times. Once, because of vigilant neighbors, we actually caught the people dumping brush into a spillway and were able to make them clean up their own mess.

Please do not dump your brush, building materials, or old basketball goal posts on common areas or vacant lots. It doesn't just magically disappear. Someone else has to clean up your mess in addition to their own work. Neighbors, if you see people doing this, say something or take a photo. This is not acceptable behavior anywhere.

Mike Bodine

Pool Info

The Foxcliff South Pool will be undergoing several needed repairs during the off-season in order to be ready for 2023. One repair involves the wading pool circulation pump. The pump will be replaced due to it's age and inefficiency by the pool management company, Indiana Pools and Spas. Another Repair involves the electric panel inside the pool circulation room. It needs placed

Fall has certainly arrived! The trees are absolutely beautiful this year as it slowly cools down, and we have been able to enjoy some really pleasant weather after the really hot days we experienced this summer.

Our community continues to flourish and grow and your FESHA board members continue to share information, ideas and issues so that everyone is able to bring concerns and ideas to the table and receive the latest information.

Remember that all members of our community are invited to join the monthly meetings and the Annual Meeting will be held in February—date to be determined and announced..

PLEASE NOTE: Your FESHA HOA Board has voted to change the number of members on the board from 5 to 7. This will help distribute the tasks/workflow more efficiently, better serve our community, and provide opportunities for diverse discussions regarding ideas/issues/plans, etc.. The Self-Nomination Form is has been emailed to all members of FESHA. The general information needed is Name, address, phone number, email address, years as a FESHA resident and the Candidate Statement, in which you would provide information regarding your interest in applying for a position—why you are interested in obtaining a position, qualificatinos for a position, a brief description of your experience, etc. If you are interested in nominating yourself as a candidate for the board, please contact Robin for the necessary form, complete the document and deliver to Robin, either by email or hard copy to the office by 3:30 PM, December 10, 2022.

Mike Hinshaw

Recognize these kids?

Parents and Grandparents — this is what happens when you let kids play with your golf cart. (Picture included)

I was driving north on Country Club Road in FESHA's John Deere Gator when I saw kids on a cart leave the road and drive down the steep slope to the grassy field beneath the dam on lot 539., **past the sign that says No Vehicles Beyond This Point.** I pulled over, got out my camera and awaited their return. I got a series of excellent photos. When they were back on the road, the driver of the cart angrily demanded to know why I was taking the photos. I

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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

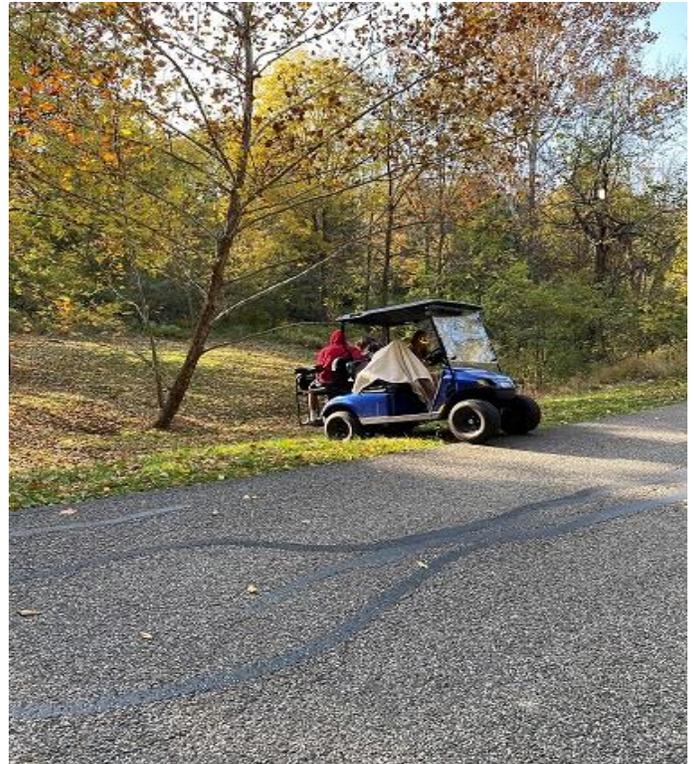
Email – feshaooffice@sbcglobal.net

Foxcliff South Calendar of Events

- Nov 9 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Dec 14 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Jan 11 FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.
- Feb ?? Annual FESHA meeting. Date to be Determined and Announced.

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told her it was so we could prosecute her for trespassing. I continued down the road while she aggressively tailgated me, yelling at the top of her lungs. I can't imagine what her intentions could have been, but her cart is less than 1/2 the weight of the Gator. If she had rammed the



Gator, she would have wrecked and dumped all of them onto the road. This continued all the way to the stop sign, where she skidded to a stop behind me. This was all witnessed by a black SUV that was also stopped at the sign. The cart is a blue EZGO. It was Sunday, at 5:08 PM. If we find out who the driver is, we will file a complaint with the Morgan County Sheriff's Department.

Mike Henshaw

Covenants Violations

This is the third article in a series of Road Use Rules, Architectural Standards, and Covenants Enforcement. Some of the enforcement concepts have been previously discussed.

As most members know, Foxcliff South has covenants that define the legal relationship between every lot owner and FESHA. The covenants list specific requirements and they also allow the Board of Directors to establish additional rules for the use of amenities such as the pool and the clubhouse. These documents can be found on the website, or you can obtain copies at the office. The Board

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due to years of corrosion and other safety concerns identified by an electrician. Finally the main pools circulations pump's seals need to be replaced because water was mixing with the pump's bearing oil. This past summer, the bearing oil was changed weekly to ensure the pool's main pump finished the season. The 2023 pool season is targeted to begin on Memorial weekend—Saturday, May 27th and close Labor Day—September 4th, 2023.

Tennis Court Resurfacing

The Foxcliff South tennis courts were resurfaced this summer by Outdoor Courts Specialists, based in Franklin, Indiana. The cracks in the courts were filled with acrylic binder and the entire courts were sanded to a smooth level surface. The playing court surface was painted Forest Green with the perimeter painted red. There are now two tennis courts with white lines and two pickle ball courts with grey lines. Keys for the tennis courts can be checked out in the association office via Robin weekdays between the hours of 11 a.m. to 3 p.m. Depending on the weather, the Tennis/Pickle Ball Court Nets will be removed around December 15th, 2022 and the courts will reopen around March 15, 2023.

Clubhouse Rental

The FESHA Clubhouse is now available for use and rental. For questions and reservations please call Robin Steininger at 765-349-9744 between the hours of 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.

Ross Lines

Harvest Festival

Another Successful Year!

The 3rd annual Harvest Festival was held at the South Clubhouse on October 22nd. Around 300 people enjoyed the unseasonably warm weather for the event, which featured close to 2 dozen vendors, music, and a pair of bounce houses, which were a huge hit among the kids!!!

The event was hosted by the Foxcliff South Social Committee, who would like to extend a special “Thank You” to those who were able to volunteer this year. Your participation helped ensure another successful year for the festival!

As we look to next year, the Social Committee is looking for volunteers who would like to become more involved planning and hosting the event. If this is something you would be interested in, please contact Robin at the office or the Board's Social Committee Chair, Ross Lines at rosslines06@gmail.com.



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of Directors is obligated to enforce these covenants, but there are two major considerations regarding violations.

The first is determining if there is an actual violations of the covenants. For example, the covenants state **“an Owner shall keep all Lots owned by him and all improvements, thereon, in good order and repair, free of debris, all in a manner and with such frequency as is consistent with good property management.”** This is the basis for our Unsightly Lot determinations, but what does this really mean? There is no handbook defining good property management. I think most of us would agree that 8 garbage cans in front of the garage or a bunch of dead shrubs could be a violation. What about 2 garbage cans or 2 dead shrubs? As you can see, the determination quickly becomes very subjective.

The second consideration, assuming that we are confident that there is an actual violation, is the process for actual enforcement. We have a few options. We first send a friendly reminder, which works in most cases. If it doesn't, we can vote to suspend memberships, so that they lose their privilege to vote as well as use of the pool and other amenities. The problem is that only a small percentage of the people vote and even fewer use the pool. For the vast majority, this is an empty threat. Further complicating this is that many times the most egregious violators are behind in paying their dues and membership has already been suspended.

A more serious option for enforcement is to seek remedy via legal action. This is expensive, time consuming, and requires significant documentation. This is the choice of last resort, and we must be certain that the court will agree that there has been a violation. We will have to stand before a judge and convince him/her that these actions damage the community. Currently, the bias appears to be in favor of the homeowner. It would be irresponsible to take this route for any minor issues.

It is a challenge to have the right balance between personal freedom and maintaining the values of the community. I think the board is on the right track since there are about equal numbers of people unhappy because we do too much and others because we don't do enough.

Recipe

From the cookbook “Well Fed: Paleo recipes for People who Love to Eat”.

This recipe is Paleo friendly, but is everyone friendly, basically. Very tasty—and please give it the time it deserves to come together.

Prep: 20 Minutes

Cook: 2-3 Hours

Serves: 6-8

Ingredients:

2 TBS coconut oil

2 medium onions, diced (about 2 cups)

4 cloves arlic, minced (about 4 teaspoons)

2 pounds ground beef

1 teaspoon dried oregano leaves

2 tablespoons chili powder

2 tablespoons ground cumin

1 1/2 tablespoons unsweetened cocoa

1 teaspoon allspice

1 teaspoon salt

1 can (6 oz) tomato paste

1 can (14.5 oz) fire-roasted chopped tomatoes

1 can (14.5 oz) beef broth

1 Cup water

Directions

1. Heat a ;arg. Deep pot over medium-high heat, then add the coconut oil. When the oil is melted, add onions, stir with a wooden spoon and cook until the are translucent, about 7 minutes. Add the garlic and as soon as it's gragrant, about 30 seconds, crumble the ground meat into the pan with your hands, mixing with the wooden spoon to combine. Continue to cook te meat, stirring often, until it's no longer pink.
2. In a small bowl, crush the oregano between your palms to release its flavor, then add the hici powder, cumin, cocoa, allspice, and salt. Combine with a ford, then add to the pot, stirring like ou mean it. Add tomato paste and stir until combined, about 2 minutes.
3. Add he tomatoes with their juice3, beef roth, and water to the pot. Stir well. Bring to a boil, then rdeduce the heat so the chili enoyrs a gentle simmer. Simmer uncovered for at least two hours - do not skimp on the simmer. Serve in deep bowls with big spoons.

