

# Fox Tales

**Fall 2023**

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



## Message from the President

**Calvin Kelly**

*Fox Tales* has not been published this year. In large part, this delay is due to the challenge of writing this article as a generally optimistic person who is also very frustrated with recent circumstances. My persistent recurrent thought is that **SURELY** we all notice and care about Foxcliff South—the area we all chose to have our homes and live our lives—to the same high degree. Unfortunately, it appears this is not always true.

The fact that some people may not *appear* to care about their property “may” be because they do not entirely understand our rules in the covenants and other governing documents. We want everyone to have the same understanding of these rules. This article is to better define long-standing rules both for those neighbors who might be newer to the area and for those of us who may have forgotten or become lax in our efforts.

Sometimes we may see a neighbor doing something that isn’t in line with the rules, but because someone is doing it, assume that it’s now an acceptable practice. There are also, unfortunately, people who are unable, for whatever reason.....or maybe they simply don’t care, to maintain their property. Keep in mind that your property’s appearance impacts the **ENTIRE** neighborhood.

This article is also meant to promote neighbor accountability. As the saying goes, “if you see something, say something”. The HOA board is concerned with Foxcliff South as a whole and is looking forward to actively addressing growing issues.

What follows is a list of those issues the Board has made a conscious effort to remedy and will continue

## Message from the Treasurer

**Ross Lines**

The FESHA Board is preparing for a significant project in the coming year. The neighborhood’s roads are nearing the end of their lifespan and the Board intends to complete a repaving project in 2024. While we are still working on the exact timing and cost of this much-needed project, the Board wanted to bring the work and its potential impact to the attention of all residents.

As you may imagine, the cost of such a major project, especially in our current economic environment, is not small. While the Board is still working to finalize our estimates and prepare for the bidding process, we anticipate the total cost could be in the range of \$800,000. FESHA’s anticipated reserve balance at the end of 2023 is approximately \$560,000, with \$460,000 of that allocated specifically to the Roads Project.

Considering that the road work likely won’t happen until summer at the earliest, and the fact that the bulk of FESHA’s revenue is collected in the first quarter of the year, we will likely be able to add more money to the coffers by the start of the road work. However, we are still looking at a potential shortfall of approximately \$200,000.

I want to stress that I do not believe this to be an indictment on Boards, past or present, in their handling of HOA funds. We understand our reserve and operating balances are your money. Everyone on the Board, which is made up of volunteer residents themselves, appreciates the responsibility of handling these funds with care. It was because of that hard work and responsible management in the past, that FESHA had the necessary funds to purchase the land on which Foxcliff Golf Course back 9 and driving range sit. This decision was made to protect the integrity of the neighborhood and provide future

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## Contact Information

### 2020 Foxcliff Estates South Board of Directors

(term expires)

#### President

Calvin Kelly (2027)

317-441-6167

#### Vice President

Mike Bodine (2023)

765-342-4904

#### Secretary

Mike Spencer (2024)

317-679-5074

#### Treasurer

Ross Lines (2025)

765-315-98952

#### Member

John Blickenstaff (2023)

317-224-9207

Jamin Baxter (2027)

765-318-7674

Kirk Stafford (2027)

317-650-1890

#### Association Office Hours:

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

Robin Steinger, Office Manager

2085 E. Mapletown Road

Martinsville, IN 46151

Phone – 765.349.9744

## Foxcliff South Calendar of Events

- |           |   |
|-----------|---|
| Nov 13    | FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.  |
| Dec 13    | FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.  |
| Jan 10    | FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.  |
| Feb (tbd) | Annual Foxcliff South Meeting, Time to be determined and communicated (South Clubhouse). Open to residents. |
| Mar 13    | FESHA Board Meeting, 7 pm, (South Clubhouse). Open to residents.  |

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to enforce moving forward. These issues are in no particular order.

1. Storing your **trash can** in front of your house in plain view is not acceptable. Trash must be stored in trash cans with lids which must be stored inside your garage or in an inconspicuous location out of plain view from passers-by or close neighbors.
2. **Trailers, Campers, and RVs** may be stored at your property only for the time it takes to load or unload, transport equipment or material for a project, pack and unpack from a trip, etc.
3. **All exterior changes** to your home require Board notice and approval. This includes painting, siding, roofing, windows, major landscaping, pools, concrete work, decks, additions, garage doors, tree cutting, etc.
4. **Mailboxes...** There is a specific standard for mailboxes in Foxcliff South. There are two Central Indiana vendors who know our guidelines for new and replacement installations and provide mailboxes (posts and boxes) to Foxcliff South.
  - a. Otto's Streetscape Solutions may be contacted at (317)886-4400 or at [www.ostreetscape.com](http://www.ostreetscape.com).
  - b. Mailbox Solutions can be reached at (317)460-1010 or at [www.mailboxsolution.com](http://www.mailboxsolution.com).
5. **Tree cutting/removal** requires Board approval for any tree greater than 12" in trunk diameter. If you feel a tree poses a safety hazard or is diseased/dying, contact us. We will work with you to immediately assess the situation. The quantity, stature, and variety of trees in Foxcliff South make this neighborhood special. If a tree must be removed due to safety reasons or health and is approved by the Board for removal, be sure to cut the stumps back to the ground. Stumps are unsightly and should be ground when possible.
6. **Neglected landscaping** is unsightly. Take the time now while it is cooler to pull weeds, prune shrubs and refresh mulch.
7. **Speeding** continues to be a problem. The speed limit is 25 miles per hour.

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*(continued from page 1) Message from the Treasurer*

Boards the control to decide what happens to that land in the event the golf course would ever, ultimately, close.

Nonetheless, we are currently faced with a simple math problem: How do we pay an \$800,000 bill with only \$600,000 in hand? Inflation and rising costs are also challenging the ongoing expenses that must be addressed in our budget. We must also look to the future and begin to build back our reserves right away for projects 5, 10, and even 20 years down the road.

At the end of the day, while the Board is exploring cost-cutting and revenue-building measures, our yearly dues account for the bulk of our annual income. We all must, therefore, be prepared to take on the challenge of doing what is best for our community.

While no final decision has been approved, the Board is expecting to raise annual dues for 2024. The exact increase continues to be discussed, and residents should plan to see an increase. Additionally, the board is exploring the use of a special assessment in order to ensure we have the funds to complete the road repaving project in 2024. A special assessment would likely be stretched over a few years to minimize the impact to families, but again, we do not have specific amounts for that at this time.

I understand this is not a message anyone probably likes reading; and as a resident owning multiple lots myself, I didn't necessarily enjoy writing it! But, I think most of us would agree that Foxcliff is a special place and deserves our care. As I have stated in meetings and newsletters in the past, I do not believe our budgets or decisions like this are isolated to just the Treasurer or the Board. We are all residents and this budget belongs to all of us.

If you have any ideas, questions, or considerations, we encourage you to attend the board meetings to share those ideas, questions or considerations with us. If you are not available to attend, contact a board member directly and give us your thoughts to bring to the discussion table.

Let's come together and work to keep Foxcliff that special place it is.

## **A SPECIAL THANK FROM THE BOARD**

*Mike Bodine*

The Board would like to extend a heartfelt "Thank you" to Cheryl and Brent Fraser and to Julie and Jay Seib for their time and efforts repainting both entrance signs leading into our community.

The labor intensive process involved removing the signage, replacing decayed wood items, removing and trimming overgrown shrubbery, scraping, painting, and, finally, replacing the signage.

The Foxcliff South Board sincerely appreciates the Fraser's and Seib's for their volunteer efforts to improve and maintain the beauty of our neighborhood.

If you happen to see them, please let them know that their efforts are appreciated throughout the entire Foxcliff South community.



## TRASH

Because South does not have a single trash vendor, like some neighborhoods or municipalities, trash cans are already curbside a minimum of three days out of seven. Add two days on either side for the reasonable act of putting trash out the night before or bringing cans in the next morning, and Foxcliff South has trash cans visible 5 days a week. Please, let's minimize this unsightly aesthetic by bringing in empty cans at the end of trash pickup day and storing trash receptacles out of obvious sight of drivers and neighbors. On pickup day, your trash must be placed at the end of your driveway in trash cans with lids.

## TRAILERS

We understand that trailers are often needed for home or yard projects. If you rent a trailer to move some furniture, it might be at your house while you are moving and then you need to take it back at the end of your reservation. This is perfectly acceptable. If you are fortunate enough to own an RV and you plan to take a trip and need to prep, pack or unpack and then clean a day or two before and after your trip, this is understood and reasonable.

If you need to keep your trailer or camper around longer, store it in your garage. Leaving your trailer, camper or RV in your driveway, in your yard, or stuck in the woods behind your house is not acceptable. There are at least two places offering rental storage space for all manner of RVs, trailer, etc. within minutes of Foxcliff South. Please take advantage of these locations.

## BUILDING CONTROL

My departed friend and former long-time Board member, Bob Altizer, said it best..."The HOA doesn't really care what decorating choices you make inside your house, but we have the responsibility to be involved with everything on the outside." Over the years this has rarely been a problem, but for some reason it has become an issue in recent months. The Board's concern, on behalf of every homeowner, is to seek a balance both objectively and subjectively for every exterior aesthetic scenario that arises in the neighborhood. We try to maintain a consistent and neutral color palate while accepting various shades of

## Foxcliff South Entrance

### *Ross Lines*

As many residents have surely noticed, especially those that routinely enter the neighborhood at the West entrance, our entrance area has seen better days. The pond has been filling in over the past few years, while the parking area to the left of Country Club Road has looked cluttered and worn.

This has not gone unnoticed by the Board, and we have an update on our plans and efforts to improve this entrance to our community. Doug Molin has informed the Board that the golf course will improve the look for the roadside area between the golf club overflow parking lot and Country Club Road at Mapletown. The FESHA Board will work with the golf course on this area to ensure an aesthetic result that maintains clear sightlines for those exiting the neighborhood. The golf course is also working on a solution to better store/hide the brush, sand, and other routine maintenance materials that are sitting at the end of the parking lot next to the woods.

Regarding the pond area, after much review and discussion, it has been determined that the location/environment of the pond simply does not work well. To maintain it as is, would require significant costs every 8 to 10 years. The Board is working on a plan that would refresh the area by allowing a much more natural flow of water. While an exact design has not been determined, the end result will likely include more flat space, additional trees and the movement of the sign to a position closer to the road.

As mentioned, we are in the early stages of determining the final design. If you have ideas or would like to be a part of the redesign project, please feel free to attend a future board meeting or reach out to the office or to a board member.

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those colors throughout the community. A deck or landscaping project that encroaches on an easement, or sub-standard shingles and siding are two recent examples of avoidable situations where the Board intervened after the fact. Please avoid the time and expense and contact the Board before starting any of the projects listed in #3 above.

## **MAILBOXES**

The two approved mailbox vendors are listed above in #4. If you choose to install a brick mailbox instead of a wooden one, contact the Board for approval by the Building Control Committee

## **NEGLECTED LANDSCAPING**

### **(aka UNSIGHTLY LOTS)**

The growing season is almost behind us, but this is still a timely topic. This is the perfect time of the year to oversee your lawn for Spring, plant shrubs and trees, and to generally address overgrown shrubs since pruning in cooler weather will not stress the plants. How about some mulch? Now is the perfect time to apply it and skip the work in the Spring. Haven't weeded all Summer? Yes, unfortunately, that is the case for several homes. You know who you are, and each of your neighbors wishes you would pull those weeds from your flower beds. Lastly, there is no acceptable reason for homeowners to rip out foundational plantings at their house and forgo putting anything back in its place. Annuals (only) are not foundational plantings. Flowering perennials are acceptable as foundational plantings but look best when mixed in with ornamental grass, permanent "woody" species of shrubs and evergreens.

## **SPEEDING**

This is a very difficult topic for me due to a recent incident with a neighborhood driver and the death of a very loved family member. The speed limit in Foxcliff is 25 mph. Walkers, bikers and wildlife abound in the neighborhood. It takes mere seconds to slow down and move over while passing someone walking, biking, running, or exercising their pet. Do you KNOW that that child is not going to run or bike into your lane, or that the pet

will not dart in front of you? Please pay attention to the road and slow down. There are times when walkers and bikers have a narrow miss when someone is looking at their phones while driving. It may seem that going 25 mph in a relatively quiet area won't cause anything life threatening; however, it only takes a couple of seconds of inattention for an accident to occur. Again...please slow down.

## **PART TWO—What to Expect**

As I mentioned at the beginning, none of these issues have been "wished away" through optimistic thinking. The purpose of this article is to make a sincere request; consider it the first letter from the Board addressed to all residents. There may be another letter required, and for some this reminder is actually the second or third communication about non-compliance with Foxcliff South rules. When each of us bought a home in Foxcliff South, we knew there were rules and covenants to abide by. If you've misplaced your copy, or need another set, contact the Board. Part of living in a neighborhood like Foxcliff is acting responsibly, getting along with our neighbors, and considering how our actions (or lack thereof) affect others.

The Board's intent is to no longer wait out the clock or get involved in extended individual letter writing campaigns. That approach has proven ineffective. We are open to discussing and looking for individual solutions and schedules for all residents, but the burden of responding and acting is on each of us individually when contacted by the Board about doing better with respect to items addressed in this article. The Board will exercise all available options to us to correct these issues in a fair and balanced way. Now is the time to move Foxcliff South from the negative tipping point it has reached and move forward in a positive, action-based manner.

This is also the time to deliver a special THANK YOU and acknowledgement to those who do follow the rules, who have made improvements and updates, and who have pride in their homes. On behalf of the Board, your commitment to being a good neighbor is appreciated and is not overlooked.