

# FOXWOOD HOMEOWNERS' ASSOCIATION MINUTES

## April 13, 2022

The FHA Meeting was called to order at 7:05 PM.

**Present:** Marty DeGrazia, Anne Sinnott, Ann Kearney, Juan Sierra, Lynn Homa, Bernadette Theiss, Donna Genovese, John Cullen

**Absent:** Bridget Delgado

**Forum:** There was no prior forum

**Old Business:** Waived reading of the prior minutes

### **New and Ongoing Business:**

1. Each Fox will do a **walk thru/inspection** of their buildings this spring to chronicle repairs needed, including **trimming trees** back from the buildings, which is now a mandate from our insurance carrier.
2. The **gates at the pool** were discussed and will be re-visited for a board vote.
3. Ongoing **dryer vent replacement** is complete in Fox 1 and 2. Fox 3 is currently being done and has 28 left to do.
4. An email was sent regarding the **Danfoss heating valves** in the units.
5. Fox 2 **sidewalks** are to be sealed this spring. Fox 1 and 3 to follow.
6. The **cement curbs** will be further repaired in the spring.
7. In preparation for a new tree to replace the **Copper Beech tree** at the 4 corners, the soil will be tested and a safe dig will be done. A temporary pine tree was placed there and will be re-purposed.
8. Stanley Steemer began **cleaning the carpets** on April 11<sup>th</sup>.
9. We continue discussing options for **updating the lobbies**, including new mailboxes, fire extinguishers and bulletin boards.
10. Open **work orders** were reviewed.
11. The **roof cleaning material** is in and the cleaning will be rescheduled.

12. The 2nd cleaning and sealing of **lobby stones** will be done in the spring.
13. Our crew is presently touching up **paint in the lobbies**.
14. Remediation to the **crawlspace of 4 Foxwood Dr.** started. The crawlspaces of **17 and 44 Foxwood Dr.** are currently being remediated. 20 Manville Ln. will be done by Wall-to-Wall Construction.
15. We will soon be inspecting the **storage areas in the basements**. Nothing may be left in the halls: no tires, upholstered furniture, beds or clothing should be stored, as they present a fire hazard.
16. We are looking to enhance **recycling** signs since many residents are still not recycling properly. We are also looking for taller recycle bins, and making one of the dumpsters for cardboard and paper only. The Village of Pleasantville was discussed and will be re-visited.
17. **Chimneys not inspected** are subject to fines.
18. Fox 2 installed **emergency bulbs** for the existing hall light fixtures that will stay on when the power goes out. Fox 1 will be the next area to be done.
19. **Improper rental/usage** procedures were discussed and will be remediated. (No unit may be rented unless you have lived here for 2 years, and then only for 2 years with board approval; if purchased after Nov. 2002). A deeded owner must occupy the unit.
20. **Handicap/assigned parking** will be reviewed in the not-to-distant future.
21. A discussion was held regarding a **potential lawsuit in Fox 1**.
22. Mike will start to evaluate the **missing glass in light fixtures**; a database was created.

**Wish list items:**

*Paint and secure streetlights and poles where needed*  
*Replace A/C vents where needed, a sample is in*

The meeting was adjourned at 8:25 PM.

The next monthly meeting will be Tuesday, May 10th, 2022.

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