I. Homeowner Sign-in and Committee Sign Ups
Agendas, financial reports, ballots, and Board and Committee sign-up sheets were distributed and available prior to and during the meeting.

II. Call to Order
The meeting was called to order by Barbara Shevchuk, President, 2:05 pm. Quorum was established.

In attendance:
- Board Members: Barbara Shevchuk, Christopher Espenshade, Dave Frey, Mary Blackmoor, Dick Cook, Cathy Manke, Christy Maupin, Dan Soper (Absent: Lori Kelly).
- 18 Lot owners were represented: Lots 20, 29, 31, 34, 35, 42, 57, 59, 72, 74, 79, 82, 88, 94, 97, 98, 102, 105; 21 members in attendance; 3 proxies received.

III. President’s Report – Barbara Shevchuk
- Barbara Shevchuk welcomed all residents and thanked the 2014 Board and Committee members for their service to the HOA; all attendees introduced themselves.
- Barbara reported the following:
  - Several issues with the Pool and Grounds and Maintenance (G&M) contracts had to be resolved. The Social Committee will be set up a little differently for 2015 with volunteers requested for specific events.
  - A representative from Virginia Playground Services, Inc. will give a short presentation with a question and answer period on the proposed Amenities Improvement Project - a picnic area with picnic tables and grills and a children’s playground. A formal vote will then be taken.

IV. Special Presentation/Vote: Amenities Improvement Project – Picnic Tables/Grills/Playground
- Dan Soper reported that several contractors had been contacted, reviewed the site, and chose an area with good drainage. The playground, about 40’x40’, will be about 30’ behind the Pool and Magnolia tree on a flat surface. Volunteers will install the concrete pads for the grills and picnic tables in the spring.
- Tory Hendleman, Virginia Playground Services, Inc. (VPS), gave an overview of his company located in Burke, VA, handed out photos of the playground layout, and discussed the scope of the project that included two proposals:
  - VPS does not subcontract out any of the services – all work will be performed by their employees.
  - Products used are commercial grade.
  - All playground parts are tested and all openings are tested to prevent accidents or joking hazards; parts are manufactured and installed to strict safety requirements.
  - Materials are steel and compound plastics that will not deteriorate or become brittle. Cleaning the equipment and removing graffiti is relatively easy. Parts are made to last. Parts have warranties: steel posts 100 years; deck 25 years; and plastics 15 years.
  - Contract calls for two pedestal tables and two grills placed away from the playground. The grills and tables will be concreted in place on pads and the location can be discussed.
  - Two playground surfaces are available: Proposal 1 Loose Rubber Mulch ($37,956) or Proposal 2 Bonded Rubber ($41,956.18).
    - Proposal 1 Loose Rubber mulch – mulch is extremely absorbent of impact; can be picked up and kicked out of the playground; and is flammable.
    - Proposal 2 Bonded Rubber – bond is made of the same rubber shredded and glued during
construction; non-flammable; will last 15 years; little fading; allows water to drain through.

- Both types of surface will absorb same about of heat and edging around both surfaces will be the same and raised.
- Because off the location, planting trees for shade is recommended.
- Playground is recommended for children 5-12 years old.

- A discussion took place on news reports that the rubber mulch is a carcinogen. A resident with experience in hazardous materials researched the issue and found that no conclusive evident exists to support those claims.
- Barbara reported that a great deal of effort has gone into discussing the project and finding the right and affordable package for the development. The development’s population is aging so that now families that had kids now have grandkids who can use the playground. The project would give families a place to play and socialize. The Board wanted to ensure that the project chosen would enhance the neighborhood, continue to draw new buyers into the development, and keep house value high. This project falls in line with the original vote taken in May 2004 for an amenities package – a wet package (pool) or dry package (playground, picnic area). To pass the package required two-thirds of the residents vote for either a dry or wet package with the understanding that whichever package did not get enough votes, would be phased in over the coming years. Two-thirds of the votes were for the wet package with the dry package losing by only a few votes.
- A resident asked on the method used to contact residents for their input about the project. A discussion took place that residents were notified by email and also a notice posted on the Front Entrance bulletin board. The resident recommended that before the Board commits to the project, that a survey of all residents be taken to ensure they approve of the project.
- Dave Frey reported that the source of the money for the playground is coming from about $10,000 saved per year over the last few years by volunteers doing work in the neighborhood that has been paid for in the past. Dues will not have to be raised to pay for the project as they money has been set aside. For instance, the 2014 budget came in under $13,000. Money for the 2034 balloon payment ($78,000) for the amenities project has been budgeted and Dave has projected out dues to 2034. Dues have stayed low because the Board has been fiscally responsible and planned in advance for loan payments. Dues will not be raised until they need to be and can be raised 5% a year without resident approval. The HOA also have income from the cell tower lease until 2018. Money has been put into a reserve for emergency and maintenance jobs that may arise and unallocated money needs to be spent.
- Motion by R.J. James, seconded by Cathy Manke, to postpone a vote on the improvement project until a survey is conducted for members of the Fox Chase Homeowners Association to solicit votes to approve or disapprove the playground project; if voted to approve, choose the proposal 1 or 2. Barbara Shevcuk conducted the hard count vote – 5 in favor of the motion; 10 opposed to the motion; motion did not pass. However, the Board will submit the details of the improvement project to the neighborhood for their awareness.
- Cathy Manke recommended the vote on the project for either Proposal 1 or Proposal 2 or no playground proceed. A written ballot was circulated so that attendees could vote on the project.
  - Votes counted:
    - Proposal 1 – 1 vote
    - Proposal 2 – 16 votes
    - No Project – 1 vote
  - Amenities Project Proposal 2 passed with majority vote.

V. Resident Concerns

- One resident would like a Fox Chase directory. Concerns were raised on residents’ privacy. The Neighborhood Watch group will work on getting a list together and can be contacted if someone needs contact information.
- One resident is interested in a petition to contact Verizon about FIOS installations in the neighborhood. For Verizon to offer FIOS in Fox Chase, 30 percent of the residents must commit. An article about this
service will be added to the next newsletter.

VI. Treasurer’s Report – Dave Frey
- Dave Frey discussed the HOA financials, 2015 proposed budget, and reported the following:
  - The HOA is fiscally healthy.
  - Annual dues will not be raised in 2015.
  - Insurance premiums should not go up with the installation of the playground.
  - A discussion took place on funds for G&M. Dan reported that the G&M 2015 budget will include equipment upkeep; a new canoe rack and sticker inventory system; new signage; concrete pads for the picnic tables and grills; and electric installed in the shed for battery charging. Bids for the Front Entrance maintenance have been solicited.
- Even though the current budget shows a $39,550 deficit, funds will be used from Checking and Money Market accounts as needed to balance the budget for Capital Improvements.
- Dick mentioned that volunteers tacking care of the development save the HOA almost $30,000 a year in costs.
- Motion by Christopher Espenshade, seconded by Jerry Stockli to approve the FCHOA 2015 Budget; 16 votes for, zero opposed; unanimous vote in favor, motion passed. FCHOA 2015 Budget will be added to the Association records.

VII. Committee Reports

Amenities/Pool Committee Report – Barbara Shevchuk
- Barbara thanked Jennifer Stockli for all her work and time in taking care of the pool since it opened. Barbara also thanked Nicole Whittier who is willing to assume taking care of the pool.
- A discussion took place on the issues with the 2014 Pool service and that the filtration system had passed the date it needed to be replaced.
- New furniture to replace broken furniture will be purchased in the spring. A new computer monitor will be purchased for the security system. No new key cards are needed at this time.

Architectural Review Committee (ARC) – Cathy Manke
- Cathy Manke gave an overview of the ARC and reminded everyone the need to submit landscape and maintenance plans before the work is started to ensure consistency, adherence to the ARC guidelines, and to help keep house values up.
- Trailers and boats in driveways continue to be a concern.
- The ARC is made up of volunteers with three voting members. Addition volunteers are need to do mailings, review the neighborhood, and are always welcomed on the ARC.
- Always let the ARC know if you see a violation.
- Some improvements do not need to be approved by the ARC, such as replacing the blacktop on a driveway – if a repair does not change the original plan, it does not need to be submitted to the ARC. Christopher Espenshade is looking into a company repairing a number of driveways in the development in hopes of getting a lower price. This will be added to the newsletter.

Grounds and Maintenance Committee (G&M) – Dan Soper
- Dan Soper thanked all those who volunteered in the last year to keep the neighborhood looking great, mowing the grass, volunteering on cleanup day, and building another canoe rack.
- A new canoe rack will hold additional canoes and a sticker system will be instituted to keep track of the owners of the canoes. Evergreens will be planted around the canoe rack so it cannot be seen from the houses by the lake.

Newsletter – Christy Maupin
- Christy Maupin asked that everyone with ideas for newsletter articles submit them through email.
Social Committee – Christy Maupin
• Christy Maupin reported that social events will be handled a little differently in 2015. We are hoping that people will sign up to host or plan an event as opposed to being on the committee. Hopefully, this will make it easier for those who do not have time to attend a committee meeting still participate in social events.

Welcome Committee – Kristin Musselman
• Kristin Musselman volunteered to continue running the Welcome Committee.

Website – Dave Frey
• Dave Frey reported that Tish Frey will continue to maintain the HOA Website

Neighborhood Watch – Dick Cook
• Dick Cook reported that he receives Crime Reports and forwards those to the Neighborhood Watch group. He recommended making it a committee, holding monthly meetings, and creating a resident log. One resident recommended having block captains.

VIII. Board of Directors Ballot and Election for 2015
• Mary Blackmoor explained the voting process, reported no write-in candidates, and asked for additional candidates. Attendees voted, ballots returned; votes counted, and new members names read (list attached).
• The 2015 Board of Directors Transition meeting was set for January 14, 2014, Barbara Shevchuk’s home.

IX. Adjournment
• Motion by Cathy Manke, seconded by Christopher Espenshade, to adjourn the 2015 Fox Chase Homeowners Association Annual Meeting; unanimous vote in favor, meeting adjourned at 4:17 pm.

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Mary Blackmoor, Secretary
Fox Chase Homeowners Association