



Spring 2014

PAINTING

As part of our Reserve Study, Fox Run will be scheduling all unit exteriors to be painted in the Spring/Summer of 2015. Originally scheduled for this Spring, the Board is focusing on building our Reserves. This delay allows homeowners to complete all necessary repairs/replacements to damaged siding and window/chimney framing. A white composite (Azek) must be used to replace any damaged trim.

SEASONAL DECORATIONS SPRING

The first day of Spring is March 20, 2014.

This is a good time to pack away all the trappings of Winter, including snowmen, flags, decals and sleds.

A reminder that holiday decorations may be erected by a Unit Owner on his unit, and on the plantings immediately adjacent to the unit. **Seasonal decorations may be displayed one (1) week prior to the start date of the season through the end of said season.**

Easter decorations may be displayed 3 weeks prior to and 3 weeks after the holiday.

LIGHT THE WAY

Our access road will soon have two (2) additional light posts. PECO has approved the work following a review of current marked locations. Once the review is completed, light installation should occur within two weeks.....so they say!

CONCRETE REPAIRS/REPLACEMENT

Last Fall the Board contracted Volpone Construction to complete the most urgent concrete pad repairs.

This Spring, the Board will work with Volpone Construction to determine any additional concrete repairs/replacement work that needs to be done. At this time, we will also be reviewing any walkways to the units. The walkways are a homeowner responsibility according to the Fox Run Chart of Responsibilities. Further information will be communicated to all homeowners following a review by Bob Volpone and the Board.

MAINTAINING YOUR DECK

Unit owners need to maintain their decks. It is recommended that wood decks be refinished about every 1 ½ to 2 years. This will depend on many factors such as exposure to the sun and the product used.

Spring is on the way. Now is a good time to repair, power wash and treat your deck.

Approved Deck Products: Clear Preservative or Cordovan Brown Semi Transparent by Cabot's. Deck products can be purchased at ACE Hardware.

NEED COMMUNITY INFORMATION???

Visit our website (www.foxrunhomeowners.com) for community specifications, rules, important dates, social events and other helpful information.

PARKING SPACES

The Board is considering assigning parking spaces throughout our community. We have 252 parking spaces, plus 17 additional lined spaces on the access road. For security purposes, your unit number will NOT be used for marking. More information and discussion to follow at the Annual Meeting in May.

COMMITTEE VOLUNTEERS NEEDED

Have some extra time? Consider joining one of the community committees. We are always looking for new volunteers and new ideas. Committees work directly with the Board on community improvements and approvals. Our committees are Architectural, Landscaping and Nomination.

The function of these committees at Fox Run is important to the community as a whole for establishing and maintaining our homes and property for our enjoyment and property value.

Architecture: the duties include working with the Board to obtain quotes from vendors on home painting and roof replacement, reviewing architectural requests from homeowners and developing standards for replacement of all elements under the control of the Board and Committee as outlined in the Covenants and Rules.

Landscaping: the duties include reviewing the contract with our landscaper for property maintenance, lawn cutting, snow removal, planting changes and the overall appearance of the common grounds.

The Board would like to encourage as many of you as are interested to work with these committees for the betterment of Fox Run. **If you are interested, please contact Mark Kuhn, CMCA Shew Community Management, Inc., P.O. Box 1605, West Chester, PA 19380** use the website “contact us” tab; www.shewmanagement.com. You will be put in touch with the committee chair.

ARCHITECTURE/LANDSCAPE REQUESTS

Any changes to the exterior portion of the property or unit must have Board approval prior to commencement of work. Details of your plans must be submitted to Shew Community Management along with the Architecture/Landscape Request Form. (Form can be found on the Fox Run Website, www.foxrunhomeowners.com) The Board and respective committee will review your request and you will be notified in writing of their decision. **Shew Community Management, Inc., P.O. Box 1605, West Chester, PA 19380.**

SAFETY TIPS FOR YOUR CLOTHES DRYER

Is your clothes dryer's lint filter clean and working properly? If you use dryer sheets to soften and/or scent your laundry, the answer is probably not. These sheets deposit a waxy film on your clothes and more importantly, your dryer's filter. This film causes your dryer to work harder and shorten its life span. If you use these sheets, you can do a simple test to see if you are getting the waxy buildup on your dryer's lint filter. Take out the filter and run hot water over it. If the hot water sits on top of the filter or runs through it very slowly, you have the waxy build up on it. To correct this problem, wash the screen with hot soapy water and an old toothbrush or other gentle nylon brush. This should be done every six (6) months to extend the life of your dryer and make it safer to operate.

THERE'S A HIDDEN FIRE HAZARD IN ALMOST EVERY HOME ... IT'S THE DRYER VENT - The buildup of lint over time in your dryer vent poses a potentially dangerous situation. Moreover, clogged dryer vent pipes will cause your dryer to work harder and can greatly increase the time it takes to dry your clothes. Over time, your dryer vent fills with lint that sneaks by your dryer's filter. Fires can occur when lint builds up in the dryer or in the exhaust duct. Lint can block the flow of air, cause excessive heat build-up, and result in a fire. Isolated incident? Not at all. It is estimated that 15 to 20 thousand dryer vent related fires occur each year causing an estimated 100+ million dollars in property loss. Dryer vents should be cleaned at least once every five years, more often if you use it daily or dry lots of cotton and/or wool items. If you have had your vent cleaned but your neighbor has not, a fire can still burn down both homes. I strongly urge all residents to have their dryer venting systems cleaned every three to five years, depending on usage. In addition to lint buildup in the dryer ducts, it is possible that some vents have not been properly installed, or may have improper or faulty connections to the vent. For your safety as well as your neighbors, please don't neglect this very important maintenance item in your home.

(reprint from COMMUNITY ASSETS, MAY/JUNE 2013)

Details regarding the Annual Meeting will be forth coming.