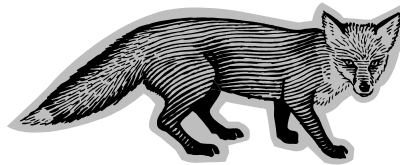


Fox's Tale



A Newsletter for Foxcroft's 402 Homeowners

MARCH 2011 Volume 4 (3)



Foxcroft Management

Property Manager: Steve Jankowski
sjankowski@cmacommunities.com
Administrative Assistant: Aris Dela Cruz
acruz@cma-atlanta.com
Maintenance Tech: Brinmore Blackman
Maintenance Tech: Oscar Maradiaga
Management Office: 770 391 9882
Gate House: 770 393 1662
Gate Supervisor: JB Brown

Office Hours:

Mon - Fri, 9:00 AM - 5:00 PM

Board of Directors

Mel Saunders	President
Darlene Greenhill	Vice-President
Jane Jacob	Secretary
Amanda Pearson	Asst. Treasurer
Julie Denis	Director
Billy Mills	Director

Comcast Cable 404 266 5421

Property Management Company:
Community Management Associates
1465 Northside Drive NW
Suite 128
Atlanta, Georgia 30318
404-835-9100

WWW.FOXCROFTCONDO.COM



SPRING IS IN THE AIR!

By Jane Jacob

Spring is a beautiful time of year here and we are already benefiting from some sunshine and warm temperatures. Now is the time when everyone tends to open the windows and dust out the cobwebs. In this month's newsletter, you will find some tips and opportunities to make your unit and Foxcroft sparkle and shine.

Two homeowners (thanks Marie Latta & Eric Sprung) have written articles in this month's newsletter regarding recycling, please be sure to read them. They offer important tips that can help with how to properly discard items during spring cleaning. Additionally, the social committee is planning a volunteer trash-pick up day. What a great way to gather with neighbors, enjoy the weather and make Foxcroft sparkle like the gem it is! Please read Amanda Pearson's article and check the events calendar for details.

LETTER FROM THE PRESIDENT

The vice president of our association and I recently met with the owner of our management company, CMA. We developed a list of action items for CMA to employ in the management of our property. One of the major items is for our property manager, Steve Jankowski, to inspect the inside and outside of our buildings each month. We anticipate that this participation from the property manager will better enable him to evaluate our maintenance needs, implement work orders, and follow-up to ensure standards are met.

- Mel Saunders

RESIGNATION

Peter "Pete" Ross, Foxcroft Association treasurer, resigned from the Board of Directors on Friday, February 25, 2011. Pete, who has served as treasurer for the past three years, has taken a second work position and will not have the time to devote to board activities. The board and the association will miss his dedication and participation. Pete's statement to the board includes, "You are a great group of people and I have enjoyed working with you on the Board. Thanks for the opportunity to serve the Foxcroft Community."

*Jane Jacob
Board Secretary*

Get the Digital Fox's Tale - If you would like to start receiving the online version of the newsletter please email Lyndsey Coates at lyndseycoates@gmail.com.

MANAGEMENT NEWS

DECLARATION OF CONDOMINIUM FOR FOXCROFT CONDOMINIUM

Under the **Declaration of the Condominium – Article 9 (Maintenance Responsibilities)** – section C refers to the responsibility of the Unit Owners. It states:

(c) By the Owner. The responsibility of the Unit owners shall be as follows:

(i) To maintain, repair and replace all portions of his Unit except those portions, if any, which are to be maintained, repaired or replaced by the Association. The responsibility of the Owner shall include the maintenance, repair and replacement of all fixtures, equipment and appliances, including without limitation portions of the heating and air conditioning system installed in his Unit and all chutes, flues, ducts, wires, conduits, pipes or other apparatus located within the boundaries of such Owner's Unit or deemed to be a part thereof, as provided herein.

(ii) To maintain, repair and replace the windows, screens and doors (including sliding glass doors) which are a part of the unit, except for the exterior finished surface of the entry doors to the Unit, which is to be maintained by the Association as provided above.

(iii) To maintain any balcony or patio adjoining his Unit in a neat, clean and sanitary condition and to maintain, repair and replace any glass or similar material which has been used to enclose such patio or balcony,

(iv) To perform his responsibilities in such manner so as not to unreasonably disturb other persons in other Units.

(v) To promptly report to the Association or its agents any defect or need for repairs, the responsibility for the remedying of which belongs to the Association.

(vi) The Association shall have the right, but not the obligation, to make any such repair or replacement or so any such cleaning, or pay for the cost of repairing, replacing, or cleaning any item which, although the responsibility of the Association, is necessitated by reason of the willful or negligent act of the Unit Owner, his family, tenants or guests, with the cost thereof to be added to and become a part of the assessment or portion thereof next coming due to which the Unit Owner is subject.

(vii) Not to paint, decorate, change, or otherwise alter the appearance of any portion of the exterior of the unit unless such decoration, change or alteration is first approved, in writing, by the Board of Directors of the Association or any architectural committee appointed by the Board. Further, the design, type, location, size, color and intensity of all exterior lights shall be subject to control by the Board of Directors of the Association.

(viii) Not to make any alterations in the portions of the Unit which are to be maintained by the Association, remove any portion thereof; make any additions hereto, or do anything with respect to the exterior or interior of the Unit which would or might jeopardize or impair the safety or soundness of any Unit without first obtaining the written consent of the Board of

Directors of the Association and all unit Owners and mortgagees of the Units affected, nor shall any Unit Owner impair any easement without first obtaining written consent of the Association and of the Unit Owner or Owners and their mortgages for whose benefit such easement exists.

MESSAGE FROM THE PROPERTY MANAGER

NEW GAS PROVIDER – INFINITE ENERGY

Please be advised that the Association is now working with INFINITE ENERGY as its GAS provider. The switch was made as our contract with Walton EMC expired at the end of December 2010.

Under our new Gas contract with INFINITE ENERGY, we have lowered the FIXED Therm rate from \$0.879 to \$0.5164.

TRASH PICK-UP

In an effort to ensure that all trash is picked-up on a timely basis – **please make sure that you have your outgoing trash by 7AM.** All trash that is left in designated receptacles by 7AM is guaranteed to be picked-up on the same day. All garbage must be placed in securely fastened and tied plastic bags.

Cleaners are in the property everyday from 7AM to 11AM. Trash is picked-up Monday through Saturday. **Please do not leave trash or garbage out on the community grounds on a Sunday. It will not be picked-up.**

The cleaning schedule is as follows:

Monday and Wednesday – they clean, the common areas of buildings A, B, C, D, E, F, G, H and O.

Tuesday and Thursday – they clean the common areas of buildings I, J, K, L, M, N, P, and Q.

Friday is allotted for areas that they have missed during the week.

LANDSCAPING SERVICES

Valley Crest is our contracted Landscapers. Our community is scheduled every Wednesday and they usually are on the property for 4-5 hours depending on the work load.

If you have any specific work order or request pertaining to landscaping – **kindly submit the request in writing or call the office by Tuesday at the latest.**

We appreciate your cooperation on this matter.

POLICY REMINDER

WATER SHUT-OFF PROCEDURES

Please note that if you need to have water turned-off in your unit for bathroom renovation, servicing or maintenance – kindly allow at least 24 hours advance notice to the Office. Flyers need to be distributed to the Buildings that would be affected by the water shut-off.

The normal allotted schedule for Water Shut-Off is on Wednesdays – between 10AM to 2PM.

Once the plumber is ready to have the water turned off or back on – please have them call the Office at 770-391-9882 – so we can have our maintenance personnel turn it off or on.

Kindly make sure you schedule your contractors/plumbers accordingly.

FINANCES AT A GLANCE

As of 02/28/11

ASSETS

Total Operating	16,420.16
Total Reserve	<u>563,771.12</u>

Cash & Cash Equivalents	580,191.28
Real Estate Owned	<u>93,219.96</u>

TOTAL ASSETS	<u>\$ 673,411.24</u>
Unaudited	

COMMITTEE NEWS

MONTHLY NEWSLETTER RELEASE DATE

Every month, the newsletter will be distributed between the 1st and 7th of the month. Last day for receiving literary contributions will be the

20th day of the month prior. Please make your submissions on time. Contributions can be emailed to foxcrofteditor@gmail.com. Please note that all submissions may be edited due to spacing concerns or duplication of information.

REAL ESTATE COMMITTEE

By Jane Jacob

The regular monthly meeting of the Real Estate Committee was held on Tuesday, February 1, 2011 at 7:30PM.

Elle Walls presided over the meeting and Mary Virginia Baughman was present as Secretary. Two new members joined the committee. The committee will start the second phase of its "Walk-through" improvements campaign once the first phase improvements have been completed. The real estate committee is also working on a common area window treatment project. We welcome all homeowners in good standing to join our committee which meets on the first Tuesday of the month at 7:30PM. Our April meeting is set for April 5, 2010 in the manor house.

ARCHITECTURAL CONTROL COMMITTEE

By Darlene Greenhill

The architectural covenants are a valuable community resource because of their protection of the aesthetic environment of our property thus affecting our property values. Enforcing the existing architectural standards is essential on a condominium property. If you are interested in this committee and are a homeowner in good standing, we need your participation (structural and infrastructure are addressed by the engineering committee). Our next Architectural Control Committee meeting will be in the clubhouse on March 14 at 7:00 p.m. We look forward to seeing you there.

LANDSCAPE COMMITTEE

By Darlene Greenhill

The February Landscape Committee meeting theme was "Where We are and Going Forward". Discussions included developing

a partnership with Valley Crest, working within the budget, scheduling plantings of shrubs, the importance and value of pine straw, possible plans for Roswell Road frontage, various needs throughout the property and spring volunteer clean-up day. If you are a homeowner in good standing, interested in landscaping or have skills and knowledge in this area, we hope you will join us at our next meeting on March 8 at 3:00 in the clubhouse. We are looking forward to a great year and an ever more beautiful property.

TENNIS COMMITTEE

By Amanda Pearson

Let's Get It Started!

IT'S TENNIS TIME!

The weather is warming up and the Tennis is hot at Foxcroft. Our Winter ALTA Mixed Doubles Team finished the season #3 in our Division! GO Foxcroft! Now it's time for Foxcroft's ALTA Men's and Women's doubles teams to take to the courts. All residents are invited to join the team. Open roster begins on March 8th and will continue through-out the season. So, if you missed the initial roster deadline and want to play, you can join the team at any time after March 8th.

To join the women's team email to Amanda at pearsoa@aol.com; to join the men's team email Roy at royal2@vzw.blackberry.net.

For the entire community this is a wonderful way to enjoy the beautiful weather and the courts at Foxcroft. It is fun and exciting to watch the tennis matches. The team really appreciates the community support at the matches and practices. We welcome all to come out to play or watch, and enjoy tennis at Foxcroft. The season begins March 19th, with the Men's team playing matches on Saturday's starting at 9:00 am and the Women's team Sundays starting at 1:00 pm. Once the schedule is released home games will be posted in upcoming newsletter calendar each month. Come out, meet the teams, make new friends and enjoy the matches with your neighbors!

COMMUNITY WATCH COMMITTEE

By Amanda Pearson

KEEPING AN EYE ON FOXCROFT!

First I would like to thank all of those who have attended the Community Watch Meetings in January and February. There has been increasing interest each time. I invite all members of the community to come and join the Community Watch. It is exciting to see that people are willing to take a stand in making Foxcroft a better place to live. Over recent months there have been incidents on the property of break-ins and arrest. This draws attention to the ever increasing need for a heightened presence and the active involvement of every individual in the community to watch for suspicious behavior from anyone on the property.

In an effort to keep everyone informed of incidents and warnings, a Community Watch notice will be posted with pertinent information relating to reported incidents on each buildings bulletin board. These notices will be clearly marked by the universal neighborhood watch 'eye' logo, depicted below:



This is just one of the efforts that the Community Watch Committee is putting place to quickly and effectively communicate reported incidents to others in the community. When you see a posting with the "eye" logo, please take the time to stop and read the information. It could be information that prevents you from being a victim and that specifies what to be on the alert for, empowering you to stop a criminal. Remember,

when you can become aware of a crime or criminal behavior/acts immediately call 911.

The only way to ensure that an event has been reported is if you make the call to the police. Many refrain from calling the police for fears of having to go to the police station, undergo lengthy depositions, and spend mass amounts of time handling the complaint or issue. This is NOT the case. It only takes minutes to file a police report. Once you call the police, they will come to the property to take your report and investigate. It only takes minutes to make the call and give the necessary information to the dispatch officer. The police want you to report crime and suspicious behavior and make every effort to make it easy and convenient for responsible members of the community to do so.

The next Community Watch Committee meeting will be on Saturday, March 12th at 1:00PM. Collectively we as a community can stand up and say to those both in and outside the community who wish to commit crimes on the property "NOT ON MY WATCH!"

SCARY THUNDERSTORM

By Roy Greenhill

A threatening weather front washed away almost everyone who wanted to attend the regular 4th Monday Building Reps meeting. The agenda promised presentations by Amanda Pearson and Julie Denis on the Community Watch program and the Birthday parties and Game nights, respectively. Amanda and Julie made it in, but the program was rescheduled for the next 4th Monday, which is March 28, 2011 – a date which is much closer than appears on your calendar. Be there.

SOCIAL COMMITTEE

By Julie Denis

The Social Committee hosted Game Night at the Manor House. The game played was Perquaquey.

This is a vocabulary building game with lettered dice and a timer!

Next game night will be held March 15th at 7pm in the Manor House. We will have several games to play or you can bring your own. One of the games will be Pictionary so come and show your artistic ability.



BIRTHDAY CLUB

By Julie Denis

We celebrated Birthdays for January and February. Blowing out candles were: Helen Azgerinos, Katie Lange, and Joy Finnimore.



COMMUNITY NEWS

FOXCROFT'S VERY OWN

As nominated by Ms. Joan Levy

Doree S. Kemler, a resident of the M-bldg, is a 93-year old Contemporary Artist Creating Fantasy Paintings in Acrylics and Figurines in Clay.



Her Artistic Statement is:

To me, art is more important than food and drink. In fact, creating works which I consider to be beautiful is what keeps me alive and young and aware. Life without a taste of beauty would be a dull and uninteresting life, a sad life.

In a poem which I wrote and dedicated to God, the greatest artist of us all, I refer to the beauty of some of His creations: the petals of a rose, the wings of a butterfly, the constant flux of a heavenly cloud, even a tiny cell in a living body....beauty, beauty, everywhere.

The world is full of beauty; it is God made and it is manmade. It is in our arts and our sciences. Man creates gardens and paintings and books and progeny and smiles and acts of charity and kindness. We are all creators, artists. Whatever a person accomplishes that makes her satisfied and euphoric is her art, and as artists we know the euphoria of creating something beautiful, but even as an audience marveling at the creations of others, we can experience the ecstasy of beauty.

Learn more about her and her works thru her website - www.doreeskemler.com. Ms. Kemler currently has her paintings showing at the North Fulton Annex and at the Dorothy C. Benson Multi-Purpose Facility (Benson Center).

Who knew we had such an esteemed artist in our midst.

COMMUNITY SPRING CLEAN-UP DAY

By Amanda Pearson

It's spring time and time to do some spring cleaning at Foxcroft. The Community Watch Committee is sponsoring a Community Spring Clean-up Day at Foxcroft on Saturday, March 19th starting at 10:00 am. This is an excellent way to become familiar with the community. Join your neighbors in the clubhouse before and after the event for coffee and refreshments for all who participate in the clean-up. We will

organize groups to walk the property picking up trash and noting areas that need additional attention. Take pride in your community! Come out and meet new neighbors, get some exercise, and make Foxcroft a cleaner community. Foxcroft will provide protective gloves and trash bags for the day. In addition there will be a gift bag for all who participate and clean-up Foxcroft! This is a beautiful place to live. Let's make it more enjoyable by cleaning it up and keeping it clean.

We'll see you there! Saturday, March 19th at 10:00am. Refreshment starts at 9:30 for those who participate in the clean-up.

RECYCLING 101

By Marie Latta, E-3

Have you ever wished you had a convenient way to recycle your discards and reduce what pollutes our corner of the earth? Did you know there is a recycling center about two miles north of us? The Sandy Springs Recycling Center's proximity to Foxcroft gives us an opportunity to recycle instead of trashing many of our discards ... a simple way to help keep our earth clean.

The Sandy Springs Recycling Center is open around the clock. It is staffed Monday through Friday 8 am to 4 pm and Sunday noon to 4 pm. The staff is very helpful and will assist you.

Contact information:

770-551-7794

470 Morgan Falls Road (Turn right onto Roswell Rd. go about 2 miles and turn left onto Morgan Falls Rd. The recycle center is on the left.

To see the long list of items they accept, go to <http://www.keepnorthfultonbeautiful.org/recycling.html> or call 770-551-7794 to know what you can bring to the recycle center. Most of us have cardboards, aluminum cans, and plastic bottles and bags on a regular basis. And the list includes so much more.

Team up! What an opportunity to get together with your neighbor(s). Take turns taking each other's discards. And even better, if you have a neighbor who has difficulty getting out, offer to take theirs when you go. Since I don't drive anymore, I can recycle only because a friend from outside Foxcroft comes by once a week to get my discards to take to the center at Morgan Falls.

Let's commit to being good stewards of our environment and help keep it clean.

Items Sandy Springs Recycling Center accepts:

Office & classroom paper
Newspaper
Glass bottles & jars
Computers & Accessories (\$10 drop off charge for monitors)
Electronics
Televisions (\$10 drop off charge; we do NOT accept projection TV's or wooden cabinet TV's)
Steel cans
Batteries of all types (please tape terminals for our workers' safety)
Cell phones
Plastic grocery bags
Shrink wrap and bubble wrap
Inkjet and Laser Printer cartridges
Shoes (donated to charity)
Fabric (used for making recycled bags)
Goodwill donations

Items NOT accepted:

Construction Debris
Fluids, including paint or gasoline
Fluorescent or compact fluorescent light bulbs
Hazardous Household Waste
Plastics other than #1 or #2
Polystyrene (Styrofoam)
Yard Trimmings
Glass other than food grade jars & bottles

FRIENDLY NEIGHBOR TIP OF THE MONTH

Hi. Like many at Foxcroft, I use those efficient (but horrid) 8 foot fluorescent bulbs and disposing of them has always been a problem. They often wind up at the trash bin, where we

are told not to put them. I just discovered a nearby place that will accept them for recycling; it so nearby that there is no excuse NOT to take them there because it is a place where one buys them in the first place.

After asking at the Sandy Springs Recycling Center what to do, they told me that Home Depot (Peachtree Dunwoody Road) takes them. I asked because I had 4 bulbs to dispose of and I wanted to do it right. So I confirmed with Home Depot, and yes, just stand them next to the CFB recycling bin.

I thought that this is relevant, because these bulbs have been an ongoing problem at Foxcroft. So I thought it would be a good thing to use the Newsletter to inform the community that one can dispose of those nasty bulbs at Home Depot, and that this is convenient because it is the place that one buys replacement bulbs anyway.

*Submitted By:
Eric Sprung, H-6*

SANDY SPRINGS NEWS

Sandy Springs Ranks High in National Customer Service Satisfaction Survey

Eighty-three percent of surveyed Sandy Springs residents rated their quality of life "excellent" or "good" in The National Citizen Survey™ (NCS), which was conducted in Sandy Springs during the last part of 2010. Sandy Springs' ambulance service ranked number one out of 47 comparable cities in the survey. NCS is collaboration between the National Research Center, Inc. and the International City/County Management Association (ICMA).

"We are thrilled that our residents value the services that are provided to them," said Sandy Springs Mayor Eva Galambos, PhD. "While it is wonderful to receive such positive feedback about our City's first five years, we continue working tirelessly to provide additional top tier services and amenities."

Board of Directors Meeting Minutes
Foxcroft Condominium Association, Inc.
January 17, 2011
Foxcroft Manor House

Meeting was called to order at 7:00PM. Quorum established.

Attendees:	Mel Saunders, President	Peter Ross, Treasurer
	Darlene Greenhill, Vice President	Amanda Pearson, Assistant Treasurer
	Jane Jacob, Secretary	Billy Mills, Director

Others Present: Steve Jankowski
Aris Dela Cruz

Absent: Julie Denis, excused

Reports:

Treasurer's report was given by Peter Ross. Collection Report given by Steve Jankowski. Tennis Committee Report given by Peter Ross. Community Watch Report given by Amanda Pearson. Newsletter Committee Report given by Jane Jacob. Real Estate & Landscape Committees Reports given by Darlene Greenhill along with written reports.

Business:

Motion:	Motion was made to hire Stellar Construction, Inc. for repair of fencing.
Vote:	Motion approved unanimously.
Motion:	Motion was made to hire Athens Atlanta to repair curbing at middle D and high H.
Vote:	Motion approved unanimously.
Motion:	To approve the contract entered into with Chris Hill of Sanctuary Realty to list H-14.
Vote:	Motion approved unanimously.
Motion:	Motion was made to deny reimbursement of homeowners FloodX bill.
Vote:	Motion approved unanimously.

Regular session adjourned. Next regular meeting set for Monday, February 7, 2011 at 7:00PM.

Minutes submitted by: _____
Jane Jacob, Secretary

Minutes approved by Foxcroft Board of Directors: _____
(Date)

