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Sandra Montes

sandra@abcmangement.org

**Facebook****Our Digital Backyard**

Want HOA updates with just a click of a button? Join the Fox Hollow/Edenbridge Facebook page! Not only will you receive HOA updates from the Board, but you can communicate with your neighbors in real time.

We would like residents to begin utilizing Facebook when in need of "neighborly" assistance, such as shoveling, babysitting, etc.

Go to:



<https://www.facebook.com/groups/1544416905958851>

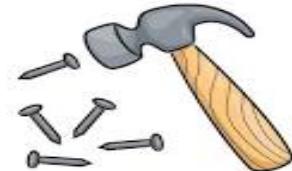
Please report all questions/concerns to Above & Beyond Community Mgmt. (260)490-2226 or [sandra@abcmangement.org](mailto:sandra@abcmangement.org)

**Annual Meeting**

The Fox Hollow/Edenbridge HOA Annual Meeting will be on **Monday, October 2, 2023** starting at **6:30PM**. The meeting will be held at the **Dupont Library in the meeting room** located at 536 E Dupont Rd, Fort Wayne, IN 46825. If you will be attending and have questions for the Board, please call or email them to Sandra Montes, our Community Manager ([sandra@abcmangement.org](mailto:sandra@abcmangement.org)), so they can be incorporated into the meeting agenda.

**Requesting Your Requests!**

This is your yearly reminder to submit an Architectural Change Request Form for approval prior to any exterior work being done to the home. This includes, pools, fences, exterior paint, etc. The more information given with your request, the faster it will be reviewed and approved by the ACR Committee.



**The "Yard of the Month" program** has been enthusiastically received. Originally it was going to run May through September this year but has been extended through October. Congratulations if you were chosen this summer. If not, this program is planned again for next year and we look forward to displaying the sign in other yards. It's rewarding to see so many homeowners that take the time, effort and expense to make our Association so attractive.

**Merry & Bright – Battle of the Bulbs**

The Christmas Decoration contest will continue this year. The contest will take place December 18-31st for best overall display as voted on by the Board. Any recommendations may be turned in to Sandra and she will let the board know.



**An update on the Wetland / Common area Block J:** We are pleased to announce the flooding issues have been addressed with the recent drain installation. Now that the area is not flooding many new plants and trees have started growing on the edges of this common area which may need to be maintained by the homeowners that live adjacent to it. No additional work is being planned at this time.

**Park & Play the Mindful Way**

When parking multiple vehicles on your driveway, please be mindful of parking over the sidewalk as this is against county ordinance. Not only is it illegal to block the sidewalk, but it makes it very difficult for residents and their kids to get by safely.

## Covenant Review

The Board is in the process of reviewing our 7 Covenants, one for each Section. If you are interested in being part of the Covenant Review Committee please call or email our Community Manager, Sandra.



## There is Unity in Community

You don't have to be on the HOA board to be involved in the Association. If you would like to volunteer for a project or see something that you would like the HOA to address, please call or email Sandra, our Community Manager. We are considering any number of neighborhood activities in 2024 and would appreciate all input from residents.

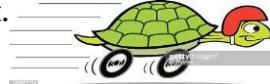


## Your AD – Here.

If you are interested in a spot in the newsletter to advertise your business, fundraisers, etc., to the neighborhood, please let us know! We can make sure to save you a spot in the next newsletter!



**Slow & Steady Wins the Race!** – We all need to slow down while driving in the neighborhood. There are children playing in the streets, school busses that are picking up and dropping off students, blind turns, and stop signs we need to observe. Let's all be responsible and drive safely. We don't want anyone involved in an accident.



**Snow Worries? Snow Problem!** – As this winter season approaches here are some important points to remember about our snow removal policy and expectations:

- Plow trucks do not get dispatched until a 2-inch accumulation threshold is met.
- Streets should be cleared of parked cars or other obstructions when snow accumulation is projected.
- Please remain patient after a heavy snow fall - the time it takes before the plow trucks arrive to begin clearing the streets can vary widely from incident to incident as we're not their only clients.

The HOA maintains contact with the plow truck's operations department should any additional needs be recognized, such as salt, missed areas, or additional passes. Please report all questions/concerns to Sandra our Community Manager. When there is snow or ice on the streets please drive cautiously especially at our entranceways and intersections and always be mindful of your speed.

**Nothing Good Happens After Dark** – It has been suggested that use of any of the common areas be restricted to daylight hours. This request is for the safety of those using the common areas at night and the security of the homeowners whose properties back up to the common areas. Along that same subject, there has been the ongoing issue of kids running from house to house late at night ringing doorbells. This is not only a nuisance it could become a police issue if a homeowner feels threatened.



**Common Area Beautification** – There have been a number of projects the HOA board has been involved in this past year. The triangle shaped lot between Edenbridge Boulevard and Stangrove facing Four Elms Trail has been had drainage installed, graded, and seeded, additionally, the drainage swale behind the homes on Hilders Court and Futura Court has been graded and seeded. The clearing of an overgrown area and creating of a walking path behind the homes on Barnsley leading up to the lowest detention pond. Drainage has been installed to prevent the flooding in the wetland area adjacent highest detention pond. It was negatively impacting the sidewalk and common area for the last few years as well causing erosion of the bank of the pond. All of these projects were unfinished by the developer and left for us to complete.

Other projects completed included the replacement of dead juniper bushes and flowers planted on the island at the Coldwater Road entrance. The mailbox stanchions in Fox Hollow and the Edenbridge sign at the corner of Edenbridge Boulevard and Aloes Passage has a fresh coat of paint. The circular clamps that secured the street sign brackets to the light posts at the intersections have been replaced with upgraded clamps. This should prevent the repeat of signs coming down as a result of the brackets being stressed by wind over time.

**Pufferbelly Trail** Extension Work is continuing from Life Bridge Church north to Fitch Road. It is expected to be completed in November. In the meantime, you are invited to walk the lower sections of the Pufferbelly or the trails in Payton County Park off of Dunton Road just north of Hathaway Rd. It will connect with the Pufferbelly Trail when completed.



**Timber!** – There have been several trees uprooted and fell during a windstorm in our common areas. Sandra contacted companies that made quick work of them. Please report any common area issues to Sandra so they can be quickly resolved.