

## **Board of Directors**

### **President**

Michael Douglass

### **Vice President**

Brandon Radu

### **Treasurer**

Mark Maffey

### **Secretary**

Dena Short

### **Members-at-Large**

Adam Cagnet

Dallas Cole

Judy Gilbert

Daniel Hicks

Jon Leman

Morgan Wise

### **Community Manager**

Sandra Montes

sandra@abcmanagement.org

### **Mindful Parking Please!**

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.



Please report all questions/concerns to Above & Beyond Community Mgmt.  
(260)490-2226 or  
sandra@abcmanagement.org



# Fox Hollow/Edenbridge

## HOMEOWNERS ASSOCIATION SPRING NEWSLETTER 2023



### **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.

### **Pick-Up the Poo, it's the Right Thing to Do!**

No one likes to do the dirty work, but it is county ordinance to pick up after your pets. It is also county ordinance to always have your pets on leashes. If you see a dog off its leash, please call Animal Control by dialing 311 to report. Please follow the county ordinances for a safe and clean association.



### **Annual Garage Sale**

The Fox Hollow/Edenbridge garage sale is currently scheduled for  
**Friday May 19 & Saturday May 20.**



### **Let's Talk About Change – Covenant Change!**

As it has been sometime now, the Board is beginning the process to consolidate the Covenants into one document. This is a long and costly process. If you are interested in being part of the Covenant Committee or have something that you would like to see changed in the Covenants, please call or email Sandra, our Community Manager.

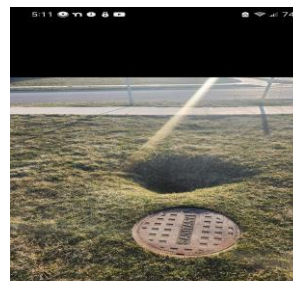
### **You Could Have the Yard of the Month!**

In addition to the Christmas Decoration Contest, the Board has decided to recognize a "Yard of the Month" this year. May through September a sign will be passed to each homeowner to display until the following month's yard is decided. We look forward to seeing some great competitors this season!



### **Sinkhole Repaired**

A sinkhole near the Edenbridge sign was created a couple weeks ago due to a sewer line leak. Now that the sewer line is fixed and the sinkhole has been filled by the city, we are asking residents to be careful around this area as the dirt settles in the hole. The city will most likely need to come back out a couple more times to refill the hole until the settling is complete and the sinkhole is no longer an issue. Please call Above & Beyond if you see the area worsening.



## Face to Face on Facebook

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.

Go to:

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



## Keep Sewer Grates Looking Great!

To help the April showers drain properly, please remove any trash, leaves, or debris that could be blocking the sewer grates. This will help keep multiple areas in the neighborhood from flooding.



## Mark Your Calendars!

The 2023 Annual Meeting will be held on Monday, October 2nd. The place and time will be announced closer to the meeting date.

## Pufferbelly Trail Extension

Work has begun on the Pufferbelly Trail from Life Bridge Church to Fitch Road. This means the entire corridor will be closed, including the natural surface areas that have become very popular over the past few years. We ask that you please stay off the trail during the construction process. This is for everyone's safety and will also help minimize delays. In the meantime, you are invited to walk the trails in Payton County Park off of Dunton Rd. just north of Hathaway Rd. The parking lot and many of the trails have been paved. It will connect with the Pufferbelly Trail when it's completed, scheduled by the end of summer 2023.

## Help Wanted!

With the warm weather upon us, the Board would like volunteers to help with some "spring cleaning" around the neighborhood. This would include painting the entrance signs, mulching, pond cleanup, etc. If you would like to volunteer or see something that you would like the HOA to address, please call or email Sandra, our Community Manager.



## Pardon Our Dust – Wetland Project

The Wetland Restoration Project is finally underway! Residents please be aware of upcoming sidewalk closure between Hilders and Futura Court cul de sacs.

Drainage is being installed to reduce the flooding that has been negatively impacting the sidewalk and common area for the last few years.

## Get Out That Green Thumb!

As the Association has been turned over for some time now, it is the Board's responsibility in making sure all Covenants are followed by all the residents accordingly. One specific Covenant requirement the Board will be addressing this season is *landscaping*. All lots must have their lawn and sufficient landscaping installed *as stated by their specific section of the Covenants*. Regular drive-throughs will be conducted when the weather improves. Our goal is to enhance neighborhood aesthetics and curb appeal. We have a beautiful neighborhood and want to keep it looking that way! If you did not submit landscaping plans and your house is deemed insufficient, you may be asked to provide plans for future landscaping enhancement. You may contact our Community Manager, Sandra, with any questions or future-plan documentation.



## Let it Snow... NEXT YEAR!

As this winter season ends, 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.