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## **Community Manager**

Sandra Montes

sandra@abcmanagement.org

260-490-2229

## **Pick Up the Poo – It's the Right Thing to Do!**

Several homeowners have placed signs in their yards encouraging dog owners to either avoid their yards or as a minimum to clean up after their pet. These signs would not be necessary if pet owners took the initiative to be good neighbors. Courtesy and consideration should always be how we treat each other.



# Fox Hollow/Edenbridge

## HOMEOWNERS ASSOCIATION FALL NEWSLETTER 2022



## **Annual Meeting**

The Fox Hollow/Edenbridge HOA Annual Meeting will be on **Wednesday, October 5, 2022** starting at **6:30PM**. **Meet and greet at 6pm**. The meeting will be held at the **Maple Creek Middle School** located at 425 Union Chapel Rd, Fort Wayne, IN 46845. If you will be attending and have questions for the Board, please call or email them to Sandra Montes, our Community Manager (sandra@abcmanagement.org), so they can be incorporated into the meeting agenda.

## **Working On Our Green Thumb**

Coldwater Entryway Median: Plans are progressing to replace the dead or dying plants in the median. General recommendations and a pricing estimate have been provided by a landscape/nursery company. Final decisions regarding specific plants are being discussed.



## **The Grass is Greener on Our Side!**

Sidewalk along Coldwater Road going north toward Balmoral: The “grassy” area on either side of the sidewalk is unsightly and overgrown with thistle making passage unpleasant. We are responsible for the sidewalk to the southern side of the bridge and have requested Veterans Landscaping to maintain this area as part of the common area contract. On the north side of the bridge the property belongs to the city of Fort Wayne as part of the pumping station lot. They have been contacted and have committed to clean up this area.

## **Timber! – Tree Clean-up**

Work has been started to remove the dead and leaning trees in the wet/wooded area behind several homes on Futura Ct. and Haxsted Crossover. The contractor has been contacted for a meeting on what aspects of the job may not have been completed and what they suggest might be done to enhance this area. Recently there was a large tree uprooted and felled during a windstorm in this area. Sandra contacted a contractor that specializes in this type of work, and it was removed in just a few days. Comments and suggestions regarding area future improvements are welcome from all residents, especially from homeowners whose property is adjacent to this wetland. Send comments with your contact information to Sandra at sandra@abcmanagement.org so someone from the board can follow up.

### **Numbers to Know**

- ❖ Allen County Sheriff's Office (Non-Emergency)
  - (260) 449-3000
- ❖ Allen County Surveyor
  - (260) 449-7625
- ❖ Call before you dig
  - 811 or [www.811now.com](http://www.811now.com)
- ❖ Gas – NIPSCO (800) 464-7726
- ❖ Power - Indiana Michigan Power
  - (800) 311-4634
- ❖ Water - City Utilities
  - (260) 427-1234
- ❖ Fort Wayne City Services
  - (260) 427-8311 or 311

### **Pump the Breaks!**

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.



### **Extra Extra! Read All About It!**

Enjoyed the Newsletter? If you want to continue to receive the Newsletter, please give Sandra your email. Moving forward, the newsletter will be sent by email to save on postage costs. If you do not have email, please let Sandra know to continue to mail you a copy of the Newsletter.



### **You Know it, So Mow it!**

Landscaping: Some residents have been contacted and reminded of the responsibility to landscape their properties within 180 days of taking occupancy as defined by the covenants. Most homeowners have complied but some are slow in getting this completed. Understandably efforts have been hindered by staffing of landscapers and the clay soil we must contend with. We ask you do your best to make your property look its best. Make us all proud to live here.



### **Working Hard to Get Work Done!**

A contract has been awarded to remediate the unfinished, pie shaped lot on Four Elms Trail providing drainage for several properties on Stangrove Cv. We are following up with the company to get an estimate of when the work will be performed. The same company has been awarded a contract to resolve the erosion in the area behind Hilders Ct. for the overflow feature from one detention pond to the next



### **Mowing Over Problems!**

A strip of common area behind the homeowner properties on Barnsley was not maintained by Buckeye and has become overgrown since Lancia first developed it. We are working with Veterans Landscaping to get this resolved at a reasonable cost.

### **Start Your Engines – But Only on the Streets**

There is a sidewalk that connects the cul-de-sacs of Hilders Ct. and Futura Ct. that extends along one side of the detention pond. At least one golf cart has been observed both during the day and the middle of the night by a security camera driving on this sidewalk.

Allen County ordinance 5-2-1-31 defines Sidewalk as a paved area intended for the use of pedestrians and located in a street right-of-way between the curb lines or the edge of pavement of the roadway or within a public access easement and the adjacent property lines.

The board is asking that all sidewalks be used for non-motorized vehicles as intended. We also encourage 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.

### **County Streets**

The county has been contacted regarding the upcoming street and curb repair that was outlined with white paint earlier this summer. They acknowledged the repairs are on their list, but no definite scheduled date has been established.

