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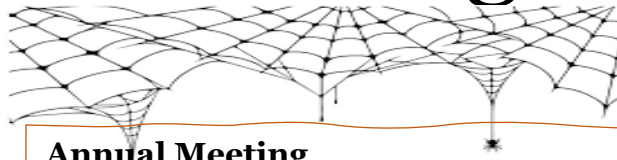
Morgan Wise

Community Manager

Sandra Montes

sandra@abcmanagement.org

Fox Hollow Edenbridge



Fall
2024
Newsletter

Annual Meeting

The Fox Hollow/Edenbridge HOA Annual Meeting will be on **Wednesday, October 2, 2024** 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@abcmanagement.org), so they can be incorporated into the meeting agenda.

The "Yard of the Month" program has been enthusiastically received. 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.



Facebook

Our Digital Backyard

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

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>

Merry & Bright – Battle of the Bulbs



The Christmas Decoration contest will continue this year. The contest will take place December 1st-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.

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.

Ghost, Goblins, & Children!

Since Halloween is on Thursday, October 31 this year, kids will be out trick or treating that evening. Please be cautious when driving home from work.



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

You've Got Mail

Several damaged mailboxes and stanchions were rebuilt and replaced this year.

Let it Grow!

Trees were planted on the south side of Edenbridge Blvd. near Coldwater to mirror the north side of the entrance.



Fresh Paint – Edenbridge bridge at the Coldwater entrance was given a fresh coat of paint. It looks brand new!

Rock n' Roll – Pond Rocks

One of the pond banks was eroding and additional riprap (pond rocks) needed to be added. We were able to add the rock preventing the bank from eroding any further. If you see this issue around a pond near you, please let us know.

Holiday Cheer!

We're excited to announce that we'll be continuing our tradition of adorning the Coldwater entrance with festive holiday lights and decorations. This year, we hope the cheerful displays will once again help our neighborhood embrace the holiday spirit!



Remember Me!

- Please clear the sidewalk in front of your home as soon as possible after snowfall.
- Replace burned-out light bulbs in the front of your home and keep your lights on from dusk to dawn to help light the way for our neighborhood night owls and early birds.
- Please remember to keep trash bins stored in the garage.
- Try to keep on-street parking to the minimum and be mindful of allowing enough space for emergency vehicles, snowplows, waste removal vehicles to move through the streets with ease.
- RVs, boats, and trailers can only be parked for a consecutive of 48 hrs., for a total of 16 days total a calendar year.



Wetland Update – The vegetation around the wetland has been cut back and the trash has been removed. The HOA plans to do their job and upkeep the commons portion of the wetlands.



A Note from the Architectural Committee

This last summer the committee has seen an increase, as we would expect, in the number of Architectural Change Requests (ACR). The documentation that is supplied with these requests is crucial to a smooth approval process. Our Covenants and Restrictions require that the nature, kind, shape, height, materials, and location of the architectural change be included with the ACR. We have had a few requests with incomplete documentation. This resulted in additional emails and slowed down the approval process. Help us help you! Be sure to provide a drawing showing lot lines and easements, or plat survey with lot lines and easements, pictures (fences, hot tubs, trampolines, etc.), and indicate where your project is going to be erected, planted, or placed. Your completed projects help Fox Hollow/Edenbridge further evolve as a desirable neighborhood to live!

Stop Sign Update

We are pleased to inform you that, following multiple complaints regarding high-speed traffic at the intersection of Caracol Ct and Aloes Psg., the county has responded to our concerns.

After conducting an assessment, the county determined that the intersection posed a safety hazard. As a result, they have installed a "cross traffic" sign to help make drivers aware.

We believe that this change will help improve safety at the intersection and encourage all drivers to adhere to the traffic pattern.



Mailbox Madness

We're excited to announce that all mailbox stanchions in Fox Hollow have been freshly painted, including some that received their very first coat!

If your mailbox needs replacement or repair, or if your mailbox stanchion requires attention, please contact Above & Beyond. The board will arrange for the necessary repairs or replacements to be completed.

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
- ❖ 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.

Let it Snow!

The snowplow company is contracted to begin plowing the association at 2 inches. Please be patient as there are only so many places the snow can go. If there is an issue, please call the management company.



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.

The association has done a great job this summer, so keep up the good work!

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.



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.



TRAFFIC JAMS: Motorized Vehicles in the Neighborhood

No motorized vehicles (mopeds, scooters, mini-bikes, go-carts, motorized three-wheelers, ATV's, etc.) are permitted on the Association's common ground. Any motorized vehicle used on the streets must be in compliance with the Allen County ordinances and Indiana State Law.

Motor vehicle operators/drivers must observe any posted speed limits within the subdivision.

Please follow these policies to ensure you and your neighbors' safety.

Just Pond-ering: The Fox Hollow Board is exploring the possibility of enhancing the appearance of our community ponds with a more natural aesthetic. We would like to hear your thoughts and suggestions on this matter. Please attend the upcoming annual meeting to share your ideas and concerns.



Thanks for being an AWESOME neighbor and making Fox Hollow/Edenbridge a great place to live!