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### **Community Manager**

Sandra Montes

sandra@abcmanagement.org



### **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>



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

# Fox Hollow/Edenbridge

## 2025

## Newsletter



### **Common Area Update:**

Trees have been uprooted and fell during windstorms in our common areas. Please report any common area issues to Sandra so they can be quickly resolved. Additionally, the board has initiated an ongoing effort to identify dead trees in the common areas that could cause property damage if they fell.

Last year a couple of the board members and a representative from Veterans Lawn Service were surveying what could be done to enhance the borders of the wetland located between Haxsted Crossover and Futura Court. Not only were there remnants of construction material but trash apparently dumped by residents including a couple of Christmas trees and last year's potted plants. We removed an armful of trash but not all. We had to contract with Veterans to remove the bulk of the items.

Recently there have been additional reports of grass clippings, Christmas trees, and other refuse being dumped in one or more of our common areas.

Please don't use any of our common areas as a dumping site. We're better than that.

### **Ghost, Goblins, & Children!**

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



## 5:30pm – 7:30pm

**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.

## 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. We don't want anyone involved in an accident.



## Get Involved in the Community

Our neighborhood is at its best when everyone pitches in! Whether it's joining a committee, attending HOA meetings, or lending a hand at community events, your involvement really makes a difference.

When residents take part, it helps shape the future of our neighborhood and keeps it a great place to live. Big or small, every effort counts — and it's also a great way to meet neighbors and build connections.

If you've ever thought about getting more involved, now's the perfect time. Together, we can keep making our community stronger!

## 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.

## 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!

## Mark Your Calendars!

### Upcoming Holiday Events in Our Neighborhood

The holiday season is almost here, and we're excited to celebrate together as a community! Mark your calendars for these fun upcoming events:

#### 🌟 Christmas Lighting Contest – December 1<sup>st</sup> – December 31<sup>st</sup>

Show off your holiday spirit by decorating your home for the season! Prizes will be awarded for the best displays, so get creative and light up the neighborhood.

#### 🎅 Christmas Parade – December 13<sup>th</sup> at 1:00 PM

Bring the family out to enjoy our community Christmas Parade as it makes its way through the addition. Wave to Santa, enjoy the festive floats, and share in the holiday cheer with your neighbors. (MORE ON THIS TBA)

Let's make this holiday season extra special by coming together and celebrating as a community. We can't wait to see everyone's lights and smiles!

## 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!

*Enjoyed the Newsletter? If you want to continue to receive the Newsletter, please give Sandra your name address and email. We want everyone to be informed.*

### **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

### **Where are Your Children?**

There has been the ongoing issue of kids running from house to house late at night, banging on doors, ringing doorbells, dumping things on resident's porches and other late-night disruption. This is not only a nuisance it could become a police issue if a homeowner feels threatened.



### **Common Area Maintenance and Beautification**

Besides working with our contractors for snow removal and street salting, repair and replacement of mailboxes, and pond care there have been a number of projects the HOA board has been involved during the last year. The mailbox stanchions in Fox Hollow received a fresh coat of paint. Some had never been painted. Metal trim guards were installed on all mailbox stanchions in Fox Hollow and the Edenbridge. The Edenbridge wooden bridge at the Coldwater entryway has a fresh coat of paint. A wildlife management contractor was called in for removal of a dead goose.

The board has contracted for a new company to do the maintenance at our three detention ponds. For the same level of service saving the Association approximately \$3000.

*What would you like to see next?*

### **Let's Stay Connected!**

We want to make it easier for everyone to know what's going on in our neighborhood. Along with this newsletter, we're working on more ways to share updates – like quick email notes / email blasts, you can always reach out to Above & Beyond Management, and through the Edenbridge/Fox Hollow Facebook page. If you have not already, please provide your information to Sandra at Above & Beyond Management.

### **Friendly Parking Reminder**

Hey neighbors! Just a quick reminder to avoid parking on the curves. It helps everyone see better, keeps things safe for kids and walkers, and makes sure emergency vehicles can get through if needed. If you can, please use your driveway and be courteous with others in the neighborhood in mind.

With the snow coming, it will be important that everyone drives safely to avoid accidents and anyone getting hurt. Thanks for helping keep our neighborhood safe and easy to get around!

### **Roll up Your Sleeves...**

You don't have to be on the HOA board to be involved in the Association. If you have an interest in being on the board, would like to volunteer for a project, or see something that you would like the HOA to address, please call or email Sandra at Above & Beyond Community Mgmt. (260)490-2226 or [sandra@abcmanagement.org](mailto:sandra@abcmanagement.org).

We are considering a number of neighborhood activities in 2026 and would appreciate any and all input from residents.

### **TRAFFIC JAMS**



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. No snowmobiling is permitted on any common area, lot or any other area of the subdivision.

Lieutenant Timothy Schulz of the Allen County Sherriff's Patrol and Traffic Division has confirmed that golf carts are not street legal in Unincorporated Allen County under Indiana State Law. He has offered to speak on the issue if requested.

### **Thank You For Being You!**

We want to take the time to thank the residents for their neighborly conduct over the last year! Fox Hollow/Edenbridge is a wonderful place to live because of you!

