

Oct/Nov , 2009

Community News from the Board of Directors

Carriage Homes of Fox Ridge Condominium Association

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Hi everyone,

There has been a lot of work going on the community lately (detention pond cleared per the Village, sidewalks replaced, etc,) as well as some more work being done on the storm drains. We are still working closely with the Village and Windsor on the projects that need to be finished before the sub-division is totally turned over.

While all of this activity is exciting it will also require some patience on the part of the residents. Please comply with all signs or notices that you may see in the next few weeks. This will make it easier for everyone to get in and done with their project.

The Board has also been working hard on putting together next years budget. We believe that the many community projects scheduled for next year have been balanced with keeping our association fees reasonable. You will notice on the proposed budget that foreclosures and non/late payment of monthly fees has increased many of the community expenses. The budget will be voted on at the November Board meeting.

Enjoy the Fall season here in the Chain of Lakes and I look forward to seeing many of you at the next Board meeting. Thank You !!

American Community Management is the associations management company.

One of the features that A.C.M. provides is a website dedicated to our community. This website contains all information regarding the community. In addition to this feature, any comments, complaints or concerns can be left for the Property Manager, Mary Carpenter at any time. The first contact for problems, concerns, or general questions regarding the day to day operations should be A.C.M.

To contact A.C.M.:

Phone – 847.301.1133

Fax - 847.301.7472

Internet– www.acmweb.com

SAFETY ISSUES—FIRE AND WATER

With another Winter season right around corner here are some tips for safety and prevention against hazards.

Water- water pipe safety is a must. These tips are for all residents (in particular— all “D” or penthouse units above the garages).

Outside Hose Spigot

- Dis-connect the hose and put it away for the Winter before the first freeze.
- Make sure that the handle is turned off and not dripping.
- Penthouse units need to run the lower level electric heater during periods of below zero temperatures. The water pipe for the outside spigot runs behind the closet and if it freezes the pipe will burst.

Fire— These tips are for the residents that have a fireplace.

Gas Fireplaces

- Check that the flue can be opened and shut before lighting the burner.
- Vacuum or dust off the wire hanging screen as dust can settle in the loops and start a dust fire.
- Vacuum all the vents on a Glass Enclosure.
- Make sure that only properly trained adults are allowed to light the fireplace.
- Keep a home-size fire extinguisher handy.

Gas Fireplaces - used for burning wood

- Everything from the above list.
- Thoroughly clean out the fireplace before starting to burn this year.
- The chimney may should be inspected and brushed out by a professional.
- Wood is not to be kept on front porches or against the siding.

Backflow Valve Testing: Each residence is required by the Village of Fox Lake to have the backflow valves tested and tagged once each year. The Board has contracted Findley Plumbing to do this testing. Contact: Findley Plumbing—847.587.7966.

The Board requests that all residents adhere to **all Association Bylaws, Rules and Regulations**. The reason for these documents is to provide a set of rules that all homeowners and residents can abide by. This helps to maintain property values by keeping a consistent appearance throughout the community. The latest revision to the Rules and Regulations was done in 2007. This is the document that is used for violations. The revised Rules are available on-line and absentee owners (landlords) are responsible for giving a copy to all renters.

COMMUNITY BULLETIN

Next Meeting Date—The next scheduled meeting is set for Monday November 16, 2009. The location is the Lakefront Park Building by the Rt. 12 bridge at 7 p.m.

Respect for the neighbors—Please remind children (especially the ones that live here) that are playing outside not to run or ride bikes through the flower beds of the neighbors. There has been some damage done already. Many people have spent time, money, and energy to make their yards look good and don't want them ruined.

Slow Down—many guests of residents are not aware that the speed limit is only 20 miles an hour in this sub-division. There are many children riding bikes, skating, etc. Please tell all guests to slow down when driving through.

Charcoal grills—are not allowed to be used under the porch roof or in the garage. This is a fire hazard and should not be done.

Fire Pits or Chimineas and Tiki Torches—due to open flames, these are not allowed on the property at all.

Parking—Each unit has two defined parking spots. One is in the garage and the second is in front of the garage. Parking vehicles at the end of the common driveways is allowed only in the spring/summer/fall. Winter parking rules will be in effect December 1—March 31. After one Parking sticker, multiple violations (more than 1) will result in the vehicle being towed.

Questions—any questions regarding residents rights and the association rules and regulations can be answered by reading the by-laws and community rules. They are available on-line at acmweb.com.

AGENDA ITEMS FOR NOVEMBER 16 BOARD MEETING

- 2010 Budget
- A.C.M. Renewal
- Web-Site Creation
- 2010 Landscaping/Snow Removal
- Entrance Signs
- Community Playground
- Fox Lake in Bloom / Fox Ridge

*The Board of Directors
would like to thank
all residents for allowing
us the opportunity to
serve you.*

*We look forward to
continuing our efforts in
making Fox Ridge a
great place to call home.*

FOX RIDGE OPINION SURVEY RESULTS

2009

SURVEYS DISTRIBUTED 184
 SURVEYS RETURNED 27
 Community % 15%

	NO OPIN- ION		YES		NO		TOTAL SURVEY RESPONSES	
	%/Ttl	%/Ttl	%/Ttl	%/Ttl	%/Ttl	%/Ttl		
Community Garden		0%	6	22%	21	78%	27	N
Playground	2	7%	13	48%	12	44%	27	Y
Entrance Signs	3	11%	10	37%	14	52%	27	N
Web-Site	3	11%	17	63%	7	26%	27	Y
Painting Cycle	4	15%	22	81%	1	4%	27	Y
Sealcoating Cycle	2	7%	24	89%	1	4%	27	Y
Board Meetings	2	7%	21	78%	4	15%	27	Y
Benches	2	7%	5	19%	20	74%	27	N
Community Watch	3	12%	19	73%	4	15%	26	Y
Backflow Testing	6	22%	12	44%	9	33%	27	Y
Landscape Replacement	3	11%	5	19%	19	70%	27	N
Community Events	8	30%	9	33%	10	37%	27	N
Fox Lake In Bloom	7	26%	13	48%	7	26%	27	Y
			Th,F,Sa		F, Sa, Su			
Garage Sale	10	37%	8	30%	9	33%	27	