

# FOXTAILS BRIEFINGS

A Newsletter for the Grayfox Homeowners

February 23, 2022

[www.GrayfoxAssociation.com](http://www.GrayfoxAssociation.com)



## FROM YOUR PRESIDENT

I hope everyone is doing well and staying safe. The weather in the last couple of days (50 degrees) brings to mind the upcoming Spring that's not long away.

In January your board met and here are the board governance details for the coming year:

## GRAYFOX HOMEOWNERS ASSOCIATION 2022 BOARD OF DIRECTORS

Mark Harris - President (765-277-1710)  
Mark Rutsey - Vice President (260-385-9111)  
Karen Soldner - Treasurer (260-403-0136)  
Tina Conrad - Secretary (248-217-8407)  
Joe Knezovich - Director (260-413-17580)  
(Terms are one year ending 12/31/22)

## ARCHITECTURAL REVIEW COMMITTEE

Mark Rutsey (260-385-9111)  
Jon Conrad  
Tracy Hampp

## WATER PLANT COMMITTEE

Jeff Soldner - DSS#100131, (260-446-4490), jksoldner@comcast.net  
(certified operator and POC for Grayfox Water Supply)  
Ken Steiner  
Mark Harris

## COMMONS LANDSCAPE/MAINTENANCE COMMITTEE

Jackie Engelman (260) 580-0212  
Mark Rutsey  
Tina Conrad  
Jermey Todd  
Vicky Moore

## 2022 Meeting BOD Regular Meeting Schedule

*All board meetings held at 6:30 pm at the home of Mark Harris (7327 Fyxe Run)*

Wednesday, January 19, 2022  
Wednesday, April 20, 2022  
Wednesday, July 20, 2022  
Wednesday, October 19, 2022  
Annual Meeting - TBA



## **ANNUAL HOMEOWNERS DUES ARE TO BE PAID BY MARCH 15TH.**

You should have received an email with an invoice and a link to make online payment.

If you did not receive the email please contact your Treasurer, Karen Soldner, (260) 403-0136 or email: [Treasurer@grayfoxassociation.com](mailto:Treasurer@grayfoxassociation.com)

## **GRAYFOX BURN PILE CLOSURE**

Over the past year unauthorized debris were placed on the burn pile in the Southwest corner of the detention pond. It has created a mess and some of the debris is not burnable.

As a result the burn pile has been temporarily closed until further notice. Volunteers are needed to help clean the pile and haul away non burnable debris.

As to when it will be reopened depends largely when and how many volunteers can help clean up the area.

We are looking for individuals with tools and trucks to help clean the area. Please contact either Mark Harris ([president@grayfoxassociation.com](mailto:president@grayfoxassociation.com)) or Jeff Soldner ([jksoldner@comcast.net](mailto:jksoldner@comcast.net)).

We really need help with this matter!



## ARCHITECTURAL GUIDELINES REMINDER

Section 9 of the Grayfox Homeowners Covenants spells out the provisions regarding Architectural guidelines for homeowners planning to make changes to their properties.

(b) Purpose. The Architectural Review Board shall regulate the external design, appearance, use, location and maintenance of the Tract and of improvements thereon in such manner as to preserve and enhance values and to maintain a harmonious relationship among structures, improvements and the natural vegetation and topography.

If you are planning to make any improvements, changes to your external property please view the following link to [the Architectural Guidelines](#) to complete the process of approval before any improvements or changes are made.

Please click on the following link [to complete the Architectural Improvement Plan](#), save as a PDF and submit it to "[president@grayfoxassociation.com](mailto:president@grayfoxassociation.com)" before you begin your project for approval. We will do our best to respond to your request within 24 hours.

### WATER DISTRIBUTION SYSTEM COMMITTEE

2022 will be an off year in testing. No news from the contractor regarding the assessment of the gate valves. Nitrate testing is due every year. Lead Consumer Test (select households) performed and a report sent to the homes tested and to the state. Any concerns should be directed to Jeff Soldner (260) 446-4490.

### TREASURER' REPORT

Treasurer Karen Soldner reported that the association finished 2021 with a surplus of \$213.00 which will be transferred to the Capital fund.

### 12/31/21 FUND BALANCES

Operating Fund Balance:  
\$9,665.00; Capital Fund:  
\$17,009.79.

Covenants, Bylaws and other information are available for download on the [grayfoxassociation.com](http://grayfoxassociation.com) website.

### LANDSCAPE/MAINTENANCE COMMITTEE

Chairperson Jackie Engelman reported she has revisited with Lawn Pro regarding our contract for mowing and maintenance of the commons areas for 2022. There will be 26 mowings. The association will be charged for any extra mowings required. Contract includes fertilization and weed control, mulching, maintenance of all commons areas including drain clearing. Insecticide for Army Worms will be on a per request basis.

### OTHER BOARD MATTERS

The board is proceeding with the addition of a property not currently in the Grayfox Plat.

The board is looking into changing the bylaws to provide for online balloting of matters needing association member's approval.

Updated Homeowner's directory is available by [clicking here!](#)