

Volume 1, Issue 15

May/June 2009

Community News from the Board of Directors

Carriage Homes of Fox Ridge Condominium Association

President's Message

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Hi everyone,

Now that Spring is almost here and with Summer right around the corner we are happy to announce that at least one big project is moving forward this year. Deck staining has been needed for many years and the association will start the process this year. This project has been in the long range plans for at least 3 years. We are using AAA Painting Co. again as they have done a good job with our other painting projects in the past. Other short range community projects had to be put on hold this year due to the economy and lack of money needed for these projects.

The Board still is working with the Village of Fox Lake to get Windsor Development to finish up the sub-division and we are confident that this might be the year we can fully take control of Fox Ridge.

The fourth annual Fox Ridge garage sale is scheduled for June and a community get-together will be scheduled again (more details inside). Enjoy the Fox Lake Chain activities this year and remember to support the local merchants.

David Gauger

American Community Management is the association's management company.

One of the features that A.C.M. provides is a website dedicated to our community. Our website contains all information regarding the community. In addition to this feature, any comments, complaints or concerns can be left for the Property Manager, Lisa Patano at any time. We encourage everyone to use this website. 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

Community Garage Sale

Do you just have too much stuff ? Be part of the 2nd annual Fox Ridge Community Garage Sale.

Thu June 11 8 am - 4pm **Fri June 12 8 am - 4pm** **Sat June 13 8 am - 4pm**

Fox Ridge H.O.A. is paying for putting an ad in the Advertiser and providing directional signs. Residents need to get a permit from the Village of Fox Lake and can put tables in the driveway in front of their garage or use the common area in front of their unit. For those who don't want to have a sale, please do not block the driveway with your car during the sale time. Thanks

Residents Appreciation Day—has been scheduled for June 13 between 2 and 6pm. The Board will host a community get together on the property. This would be a great way to meet other homeowners/residents and the Board members. This is an informal gathering—so bring your own beverages and lawn chairs. The location will be at or near 594 Fox Ridge Drive. The Board will be providing grilled hamburgers and hot dogs for all that show up.

Landscape Concepts, Inc. is the landscape company for Fox Ridge. They will be very involved with beautification of the property this spring and summer. Things you need to know:

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Mulching – all beds have been “turned”. This means that all areas containing plants, trees and shrubs have been raked of leaves and debris and the mulch put down last year turned over. This will provide a uniform look to the entire community for at least 1 more year. Residents need to contact the Board or ACM before putting any type of mulch on common area planting beds.

Damaged sod - Sod that has been damaged by pets will be replaced at the owners expense. Landscape Concepts is currently surveying the damage from last year and will be making a recommendation to the Board for replacement.

Mowing—Fox Ridge will be mowed every Friday this season. Any homeowner property on common ground (grills, toys, dog tethers, etc.) must be removed. Any damage caused to the lawn maintenance equipment due to items left on the lawn will be charged back to the resident.

Watering—We have been lucky so far this year not having to water due to the heavy rains. However, please remember that it is the resident's responsibility to water their part of the common area around their unit. This will be particularly important when blanket seeding for the grass.

Appearance—For those residents that have been planting flowers, installing landscaping lights and in general making their units look nice : **A VERY BIG THANK YOU FROM THE BOARD**

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Residents and homeowners walking their pets need to pick -up after them **immediately**. Leaving pet refuse in the common areas is extremely inconsiderate to all homeowners. The pet owner will also be responsible for cleaning up the limited common area outside the sliding doors of their unit if they allow their pets to go there. For those people that pick-up every time—THANK YOU !!!

Deck Staining Project - Those homeowners whose address is listed below can expect to have their balconies/decks powerwashed and stained this spring. A notice will be posted on your front door a couple of days before any work is to begin. This will be a two year project with approximately 1/2 of the decks done each year. The homeowner will need to remove all items from their balconies/decks and remove all (nails, hooks, planter hangers, flag poles) items attached to the deck.

P.S.—don't' forget to close and lock your sliding glass windows when they powerwash.

BLDG	ADDRESS				STREET
	A	B	C	D	
1		661	663	665	WINDSOR
2				657	WINDSOR
3		645	647	649	WINDSOR
4			639	641	WINDSOR
5		629		633	WINDSOR
4				625	WINDSOR
7				617	WINDSOR
8		605	607	609	WINDSOR
9		597	599	601	WINDSOR
10		589	591	593	WINDSOR
11				585	WINDSOR
12				577	WINDSOR
13				541	FOX RIDGE
14		529	531	533	FOX RIDGE
15		523	521	519	FOX RIDGE
16		513	515	517	FOX RIDGE
17		504	506	508	FOX RIDGE
18		514	512	510	FOX RIDGE
19		520	522	524	FOX RIDGE
20		528	530	532	FOX RIDGE
21				540	FOX RIDGE
22		546	544	542	FOX RIDGE
23		554	556	558	FOX RIDGE

REMINDER

Garbage Cans—garbage cans need to have a tight fitting lid and have the owners address on the can. Garbage cans should be put on the curb after 7 p.m. Sunday and brought in no later than Monday night. Those residents that have not been bringing their garbage cans in until late in the week will be contacted by A.C.M.

Screen Doors

Now that Summer is approaching and you start thinking about installing a front screen door—check the rider in our community regulations. The only approved screen door is a “full view” in almond, sandstone or beige. Check with A.C.M. if you are unsure the door you choose is in compliance.

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.

COMMUNITY BULLETIN

Next Meeting Date—The next scheduled meeting is set for Monday June 8, 2009. The location is the Lakefront Park Building by the Rt. 12 bridge at 7 p.m.

Community Bulletin—Want something addressed in the newsletter ? Send it in to A.C.M. and we will get it in the next newsletter.

Grills—Charcoal grills should not be used in the garage or under the porch overhang. Gas grills used on the front porch should be far enough away from the siding so as not to warp it. Both of these recommendations seem common-sense but improper use has been witnessed within the community. Please think safety when grilling outdoors.

Bee/Wasp Spraying—The wasp nests have been removed from all buildings and sometime in May a company will come out and spray all buildings to try to keep the wasps from coming back and constructing new nests.

District 5 County Board Representative— Fox Ridge is located in Lake County Board District 5. Our representative is Bonnie Thomson-Carter. She lives in Ingleside and is very involved in Fox Lake issues. The following memo is from her inviting any Fox Ridge resident to join her County e-mail list.

Dear Residents of Fox Ridge,

Over the past several years, it has been my privilege to represent you on the County Board and Forest Preserve Board where I have been President for the past 7 years. It is always helpful to hear issues that are important to you and to have the opportunity to help. One way for me to communicate with you (in a cost effective way) is through my periodic email newsletter. Subjects such as: weather updates; current road improvements or traffic issues in general; flooding; neighbor problems; drinking water contaminations; zoning; land acquisitions; trail connections; senior tax freezes; free prescription drug cards plus fun events that are happening in the area such as free concerts; Civil War Days etc. are all subjects that I cover along with other items I feel you would be interested in. It also provides me an opportunity to send out information on time sensitive issues. I encourage you to sign up by simply sending an email to: bcarter@lakecountyl.gov. Don't worry, if at any time you are no longer interested, you can cancel at any time. Again, thank you for the opportunity to serve you and I look forward to hearing from you. Bonnie Thomson-Carter, Lake County Board District #5, Forest Preserve President

Fox Lake In Bloom— There is a new community group forming in Fox Lake. David Gauger (H.O.A. President) is serving on one of the sub-committees that is charged with cleaning up a section of Route 12 that runs in front of Fox Ridge. He is looking for any volunteers to periodically help clean the Frontage Road from Windsor North to the Frontage Road intersection with Route 12. Any interested party can contact him at arbor-davidg@msn.com. This committee might also be working on some community landscaping issues in Fox Ridge.

Vandalism—sometime over the weekend of April 17-18 unknown persons vandalized the sitting bench on the North trail just past the retention pond. It is beyond repair at this point and the Board will decide whether to replace it or not at the next meeting. This is just a reminder that unfortunate incidents happen even in Fox Ridge. Now that the weather is getting nice remember to lock your car every night (especially if you keep your garage door opener in it). Fox Ridge has experienced twice in the past three years a night when unknown persons have entered unlocked cars and taken anything of value. The easiest way to keep this from happening to you (if it ever happens again) is to always lock your car over night.

Association Dues—The Board did not vote to raise the monthly association dues for 2009. These fees are used for many things that need to be done in the sub-division. We are trying to make due this year using last year's budget. This is one of the reasons that some of the short range plan projects were put on hold this year. We are looking forward to re-instating some of the short range planned projects next year if we can.

Boat /Trailer Storage— Now that boating time is here, the boat parking restrictions in Fox Ridge need to be addressed again. There is no boat or trailer parking in Fox Ridge at any time. If a resident parks a boat or trailer on the property they should expect to have it stickered and called in for towing within 24 hours. These rules and regulations will be strictly enforced this year.
