

Fox Run Condominium Owners Association

February 2007 Newsletter

Meeting Notice

The Fox Run Condominium Owners Association Board of Directors will meet on Saturday, March 3, 2007, at 9:30 A.M. at the offices of Equity Real Estate, 201 Wellborn Road, College Station. The Board will not meet in February. All Board meetings are open to unit owners of Fox Run Condominiums. If you are planning on coming to the meeting please contact Debby @ 979-696-4464 to confirm time and place of meeting

Treasurer Needed

The board is looking to replace the association treasurer, Jim Lancaster, who sold his unit and resigned his position in January. This position would run until the next election in fall 2007. If you are interested and have the background/experience to serve in this position, please e-mail Lou Bertoli @ jamb04@sbcglobal.net.

New BBQ Grill

The Association has installed a BBQ grill by the swimming pool for use by residents of Fox Run. If there are no maintenance problems with this new outdoor grill, and if there is the need, the Board will consider adding a second grill. It is REQUIRED that you use self-lighting charcoal since the storage of lighter fluid is prohibited under the Association Rules and Regulations.

Common Area Reminders

Please give respect to the property and other residents by picking up your trash and other items.

Dog owners, PLEASE, be considerate of others and "scoop the poop" after your dog. The Board has been receiving many complaints about inconsiderate dog owners.

Patios and Balconies

Only appropriate "Patio Furniture" and plants may be left on a patio or balcony. Other items, such as coolers, tires, trash, etc. must be removed. Bicycles are allowed on your patio or balcony. Strings of lights are acceptable for Christmas, but not the rest of the year.

Absolutely no BBQ grills are allowed. Please use the new BBQ by the pool for your grilling. The College Station Fire Department will issue citations and fines for BBQ grills on any patio or balcony. Violators are also subject to fines from the FRCOA as it is also a violation of the Fox Run Rules and Regulations.

Visitor Parking Regulations

The Board would like to remind everyone that vehicles parked in visitor parking spaces are limited to 24 hours, per rule 2.5 in our Association Rules and Regulations. Violators will be towed at the vehicle owner's expense.

Entry and Exit Gates

If you experience any problems with the gate, please notify Equity Real Estate as they are responsible for scheduling repairs. Also, to help us diagnose the causes of the gate problems, please be prepared to give Equity details about the circumstances of the malfunction.

Reminder: Owner Maintenance

It is the owner's responsibility for the maintenance of their unit. If a problem has resulted from a neighbor, such as a water leak, you must contact your neighbor and work out the repairs between you and your insurance company. If you are unable to reach your neighbor you may call Equity to get the name and phone # of your neighbor. The FRCOA has insurance for the common areas but there is a \$10,000 deductible per occurrence, which will be billed back to the affected owner. Please see the section on insurance for suggestions on individual insurance.

Security

If you have any security concerns, please call the College Station Police Department. This includes your personal safety concerns, but also if you are aware of any vandalism, fights, or property theft anywhere on our property. If there is a disturbance on the property, or if you observe suspicious behavior or someone that does not belong at Fox Run (i.e., trespassing) please call the police.

Spring Break Reminders

If your unit is going to be unoccupied over spring break, please consider the following:

- Stop your newspaper deliveries
- Arrange to stop or forward your mail
- Light timers will make the unit look occupied

Equity Real Estate Management: (979)696-4464

For HOA related issues.

2006 -2007 Board of Directors

Lou Bertoli – President
jamb04@sbcglobal.net
Steve Wallin – Secretary
stwallin@gte.net
Jesse Vasquez – Vice President
vasquezj29@sbcglobal.net
Leroy Schaper – Vice President
Lschaper@houston.rr.com

Helpful phone numbers

Please note that neither the Fox Run Condominium Owners Board, or Equity Real Estate, are recommending or guaranteeing the services of the following. The list has been provided strictly for the convenience to the owners and tenants as possible vendors and no way limits the use of anyone else that can provide similar service. Many of these vendors can be found in the local phone book along with many others.

Heating and Air Conditioning

A/C & Heating Service	979-778-8809
Area Wide Mechanical	979-764-7648
Climate Masters	979-775-6572
LAVCO	979-776-2756

Appliance Service

Buddy's Appliance	979-260-7187
Jim's Appliance	979-693-3800
Appliances of Brazos County	979-779-8045

Cleaning Services

Merry Maids	979-595-1111
His & Hers Cleaning & Janitorial	979-823-6690

Electrician

Britt Rice Electric	979-693-4076
BCA Electric	979-823-4000

Locksmith

Griffin Locksmith	979-822-2705
Advanced Locksmith	979-696-0369

Painters

Call Paint Warehouse	979-822-5599
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(1) Provide names of painters
(2) Have your paint on file

Plumber

H & A Plumbing	979-690-8844
Curry Plumbing	979-690-2260

General Contractors

First Choice Repair & Service	
Office	979-774-5887
Cell	979-219-4839
United Home Improvements, Inc.	
Office	979-260-4663