



**BOARD MEETINGS  
ARE WEDNESDAYS  
AT 6:30PM  
SCHEDULED AS FOLLOWS:**

October 22, 2025

November *No Meeting*

December 3, 2025

January 28, 2026

## **Newsletter Edition 5 : 2025 October – December**

Newsletters come out quarterly and can be obtained in the Form Box next to the Fox Chase Dropbox or from our website listed below.

<https://www.foxchasecommunity.com/documents/newsletters>

***Special thanks to the Fox Chase Condominium Association Team for an outstanding job - Fox Chase Board of Directors***

### **Speeding**

The speed limit in the complex is 25 mph. Please observe a safe speed when driving through the community, particularly around people walking, pets and children playing and riding bikes. Please make a complete stop at all stop signs. Also please be cautious when driving in any court.

### **Pet Waste Stations**

Thank you for using the pet waste stations. Please continue to utilize the stations as standing pet waste brings unwanted rats into the complex.

### **Garbage**

Please secure trash and place it inside the dumpster. Boxes must be **broken down** and placed in the blue recycling dumpsters. The blue recycling dumpsters are in the clubhouse parking lot and bay **M**. Garbage cannot be stored at any time on the front porch or patio area. Failure to comply will result in a **\$100 fine**. At times, especially when it is stormy and the wind blows, loose papers and other types of garbage tend to blow into certain areas of the property. As a help to all our neighbors, try to pick up any loose garbage around your condominium and dispose of it properly. If a dumpster is full, please take your garbage to another dumpster that has room.

### **Bulk Furniture Pick-Up**

Bulk furniture must be put out on **MONDAYS ONLY** next to the dumpster. Bulk furniture is picked up on Tuesdays.

### **Winter Parking Procedures**

Guests must park on the street. All residents have one assigned parking space designated with the last two numbers of your units' address. Spaces marked with "R" are available to **residents** on a 'first come, first serve' basis. Vehicles must have a valid license plate with a current tag to be parked in the bays and must be in running order.

### **Feeding The Animals**

Feeding animals leads to Pest problems i.e. (bird poop, rats, stray animals) Please refrain from this practice.

### **Snow Removal**

Fox Chase policy states that all residents **MUST MOVE THEIR VEHICLES** for plowing when we receive **2 inches** of snow or more. A **\$100 fine** will be imposed for anyone not complying with this Policy.

## **PAYMENTS**

**PAYMENTS ARE DUE ON  
THE 1ST OF THE MONTH.**

**LATE FEES WILL APPLY  
AFTER THE 8TH, PER THE  
FOX CHASE GOVERNING  
DOCUMENTS.**

Please make payments  
payable to:

**Fox Chase  
Condominium Association**

## Signage

Signs are not prohibited except (security warnings, real estate)

## Modification Form

An approved modification form is required for any exterior changes. Examples include (mailboxes, shrubs, patio cement, new doors, windows & handrails). If you have any questions, please call the office number listed to the right.

## Porches

Must be kept free of all clutter and debris allowing all persons unobstructed access. Examples: No tools, bikes, grills etc.

## Ice Melt

Bins are available on the Clubhouse drive. Residents must bring a container for storage of ice melt. Please be mindful and considerate as we have 496 units to supply.

### Upcoming Events:

#### HALLOWEEN PARTY



The Party will take place at the Club House on October 31, 2025 from 6:00pm to 8:00pm. Candy donations will be accepted in the club house office.



#### CHRISTMAS PARTY

The Party will take place at the Club House on Saturday, December 6, 2025 from 6:00pm to 8:00pm.

#### BINGO - Back by Popular Demand in January 2026

Exact dates yet to be determined. Doors open for sign up at 6:00p.m. & close at 6:30p.m. Light food, Pop and Water will be provided. Good Luck!

### COMMUNITY REMINDERS

Just to remind everyone that your outside water needs to be turned off for the winter.

There are no bon fires or fire pits allowed Per the Clinton Township Fire Department.

Holiday decorations need to be taken down no later than 2 weeks after each holiday.

## EMERGENCY CONTACTS

### Timmons Management Co.

Sabrina Bollinger - (313) 917-8503

Paul Bollinger - (419) 690-9515



## BOARD OF DIRECTORS

### PRESIDENT:

- Sue Diberti

### VICE PRESIDENT:

- Kathleen Simons

### TREASURER:

- Sandra Yosin

### SECRETARY:

- Sharon Lemieux

### DIRECTORS:

- Barbara Vanderhagen
- Niel Pickoff

### PROPERTY MANAGER:

- Julie Berishaj

### MAINTENANCE TECH:

- Rico

### OFFICE HOURS

Monday – Friday  
8:00am – 4:30pm

### OFFICE PHONE

(586) 463-9270

### MAINTENANCE PHONE

(586) 463-6341



## MANAGEMENT COMPANY

### Timmons Management Co.

37771 W. 7 Mile Rd., Suite A  
Livonia, MI 48152

(313) 871-1124

Sabrina Bollinger, CEO

Paul Bollinger, President