

ABOUT FOX CHASE PROPERTY OWNERS ASSOCIATION

Clubhouse Office hours

M-T-W-F 10:00 - 2:00 & Thursday 2:00 - 6:00 pm

On-site Admin- Bridget 727-789-2466

This information about Fox Chase POA is:

- Designed as a reliable, comprehensive go-to introduction to new owners and those who are renting in the community.
 - A resource for answers to questions that many newcomers (and even some old timers) encounter.
 - Arranged alphabetically, by topic, for ease of reference
 - NOT a substitute for your reading, understanding and complying with the rules of the community as set forth in the governing documents.
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- The Fox Chase Complex is made up of a Master Association (POA) and thirteen (13) individual and separate Condo/Homeowners Associations. The Master Association (POA) is governed by a thirteen (13) member Board of Directors (one (1) representative from each of the individual associations). There are a total of 430 units (Condos/Townhomes) in Fox Chase. Currently the monthly maintenance fee is \$55.00 per month per unit for the POA Association.
 - The Master Association (POA) is responsible for the upkeep and maintenance of the Fox Chase Recreation Center (Clubhouse, pool, tennis, shuffleboard and basketball courts, playground, all Fox Chase Roads, Fox Chase Sprinkler System, street lights and the three (3) Fox Chase Entrances.
 - The thirteen (13) individual associations each have their own separate Board of Directors, Management Company and Association Documents. Monthly Maintenance fees vary from one association to another.
 - The following are the Rules and Regulations of the Master Association (POA) established by the POA Board of Directors. Violations of these Rules and Regulations may result in loss of privileges/use of POA Facilities. Parents should familiarize their children with these Rules and Regulations.
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- **CLUBHOUSE**
 - **Hours: 9:00 A.M. to 11:00 P.M.**

- Guests of Fox Chase residents shall be permitted in the Clubhouse only when accompanied by resident.
- Children under the age of 18 years of age must be accompanied by parent or legal guardian.
- No pets, bicycles, skates, roller blades, skateboards, scooters or people wearing wet bathing suits are allowed in the Clubhouse. Smoking is also prohibited.
- The Fox Chase POA consists of 13 separate/individual Community Associations. The following is a list of the 13 communities and some additional information. Please contact your specific Property Management company for any issues that affect your community directly.

ASSOCIATION	ADDRESS	DIRECTOR	PROPERTY MANAGEMENT
Fox Chase 1	2375 Fox Chase Blvd	Jewel Defiores-Sec	Holiday Isles Rachael Dennis 727-548-9402 rdennis@holidayislepm.com
Fox Chase 2	3300 Fox Chase Circle N	Mark Skiver-V Pres	Holiday Isles Rachael Dennis 727-548-9402 rdennis@holidayislepm.com
Fox Chase 3	3241 Fox Chase Circle N	Carolyn Sue Elverson Treasurer	ProActive 727-942-4755 Patrick Kochenour Patrick@proactivefl.com
Fox Chase 4	3259 Fox Chase Circle N	Jeanne Volz	Holiday Isles Rachael Dennis 727-548-9402 rdennis@holidayislepm.com
Fox Chase 5	3277 Fox Chase Circle N	Sharon Cuevas	Holiday Isles Rachael Dennis 727-548-9402 rdennis@holidayislepm.com
Fox Chase 6	3295 Fox Chase Circle N	Open	Holiday Isles Rachael Dennis 727-548-9402 rdennis@holidayislepm.com
Fox Chase 7	3205 Fox Chase Circle N	Lynn Marie Waguespack	Holiday Isles Rachael Dennis 727-548-9402 rdennis@holidayislepm.com
Fox Chase 8	3223 Fox Chase Circle N	Judi Klubes	ProActive 727-942-4755 Patrick Kochenour Patrick@proactivefl.com

Fox Chase 9	2101 Fox Chase Blvd	Matty Castellano Pres	Holiday Isles Rachael Dennis 727-548-9402 rdennis@holidayislepm.com
Fox Chase 12	2197 Fox Chase Blvd	Open	Integrity Mgmt 727-796-8485 John Krick john.krick@aol.com
Town Homes A	2135-2239 Fox Chase Blvd	Anne Marie Shermetaro	Ameri-Tech 727-726-8000 ext. 252 David Fedash dfedash@ameritechmail.com
Town Homes B	3300-3396 Fox Hunt Dr	Open	Melrose Management 813-918-1366 Tri Morocco, LCAM tri@melrosepartner.com
The Lakes	Fox Lane	Pat Pistone	Bay Management 727-733-7800 Walt Seig walt@bay007.com

ACCESS TO THE COMMUNITY

- Fox Chase can be accessed from US 19 and from Belcher Rd. There are two entrances on US 19, and one on the east side of Belcher, and one on the west side of Belcher Rd.
- The east entrance from Belcher Rd has a gate and needs a clicker to open it going in and out. This should be given to you when you purchase your unit from the previous owners. If not, they can be purchased at the clubhouse office for \$25/each. If it stops working, try changing the battery inside. If that doesn't work, then a replacement can be purchased at the clubhouse for \$25/each. (cash or check only)

ACCESS CARDS

- One access card is issued per unit that are up to date on the POA fees
- A second card can be purchased for \$50 at the clubhouse office
- If a card is lost or stolen a replacement can be purchased at the clubhouse office for \$6.
- To receive a new card, please bring your drivers license and cash or check to the office.
- A card may be shut off by the POA Board of Directors for violation of rules of common areas.
- The same access card works on all the gates and doors with readers

AMERITECH COMMUNITY MANAGEMENT, INC

- Our management company is your "go-to" resource for questions and to report problems.
- Ameri-Tech collects your monthly maintenance fees.
- Our manager is David Fedash.
- Phone number: 727-726-8000
- Address: 24701 US Highway 19 N, Suite 102, Clearwater, FL 33763

- Directions: It is located in an office park that is reached via the northbound service road alongside US 19. Turn right about 0.3 miles north of the intersection of US 19 and Sunset Point Rd onto Ameri-Tech Way, just BEFORE the Ford and Mazda dealers. If you miss that turnoff, you can easily get to it by doubling back through the car dealerships.

ASSESSMENTS

- The Fox Chase POA mandatory fee for the maintenance of the common areas of the complex are set at \$55/month at this time.
- The fees cover the use of the clubhouse, pool, shuffleboard courts, tennis courts, basketball courts, putting green and playground and maintaining the entrances.
- The POA is also responsible for the sprinkler system throughout the entire complex. If you notice a broken sprinkler please contact the clubhouse office at 727-789-2466.
- The fees are due at the first of each month and are considered late on the last day of the month.

BYLAWS: (SEE GOVERNING DOCUMENTS)

CLUBHOUSE USE AND RENTAL

- The Clubhouse is open from 9am until 11pm every day.
- The Clubhouse is available for rent for a fee depending on how many people will be attending the function. Please come by the clubhouse office to make your reservations. Please see the attached form and rules of clubhouse use in forms section.

COMMON AREAS

- The pool, clubhouse, tennis courts, shuffleboard courts, tennis courts, basketball courts, putting green, bocce ball green, and playground are intended for the use of residents of Fox Chase only. Visitors must be accompanied by a resident while using the common areas.
- Report any problems to the clubhouse office by calling the office and leaving a message. If you feel it needs immediate attention, please contact Ameri-Tech.
- This is your community, please help us maintain it.

COMMUNICATIONS COMPANIES (useful contact info)

- Spectrum- customer service- 877-897-7333
- Frontier- customer service- 800-921-8101
- Tampa Bay Times newspaper- 800-888-7012

DOG WALK AREAS

- Fox Chase has a designated dog walk throughout the complex.
- The POA has installed doggie stations along the dog walk to help insure that you pick up after your dog.
- There are no dogs allowed on any of the common areas (e.g. playground, tennis courts, pool area, basketball courts, and shuffleboard courts.)

GOVERNING DOCUMENTS

- “Bylaws” are the rules and regulations that provide a framework for the Association’s operation and management. It’s how we do things.
- “Covenants and Restrictions” (C&R), Covenants are the rules that tell us what we are given permission to do; Restrictions tell us what we are “restricted” from doing.
- “Rules and regulations” are voted on by the Board of Directors as supplements to the Bylaws and C&Rs.
- All are available electronically on the community website.
- Of course, you are not expected to commit these to memory, but you should know where to find them and how to refer to them as necessary. As a member of the Association, you are expected to follow them, and to ensure your family, guests, tenants, invitees, service provider, etc. do as well.

HURRICANE PREPAREDNESS

- Pinellas County “All-hazard Guide”:
<http://www.pinellascounty.org/emergency/allhazardguide.htm>

LEASING RULES

- The leasing of a unit is handled by the individual building’s board of directors. Please contact the board for that building. The POA does not oversee this process.

MAILBOXES

- Mailboxes are situated at each building.
- If you do not have a key, or if the lock on your mailbox doesn’t work, contact the US Post Office in Palm Harbor (495 US ALT 19; 727-773-1549)
- You can make copies of your keys wherever keys are made (e.g. Home Depot, Ace Hardware)

MISCELLANEOUS

- You are responsible for the behavior of yourself, your family, guests, visitors, tenants, and everyone else you invite into our neighborhood including service providers
- It’s common sense! Keep your vehicle locked when in your parking lot and avoid leaving valuables inside where passersby can see them.
- For info about Pinellas County emergency preparedness (e.g. hurricanes, tornados) go to: <http://www.pinellascounty.org/emergency/allhazardguide.htm>
- If you are new to Florida- or if you are an old timer who needs a refresher course-go to the Center for Disease Control and Prevention site for pertinent info on protecting yourself from lightning strikes. <http://www.cdc.gov/features/lightning-safety/index.html>

POOL

- Pool use is for residents and their guests only.
- Pool rules are posted at each entrance to the pool
- The pool gates are locked. You must use your access key to get in. Do not let someone in that does not have a card.
- There is no lifeguard

- Pool hours are 7:30 am until 11:00 pm every day.
- Residents are responsible for the safety of minors in their care.
- Smoking is allowed in the pool area. Cigarette disposal stands have been provided for keeping the area free of “butts”.
- Please lower umbrellas when you get ready to leave.

RECYCLING

- Fox Chase POA does not have recycling bins on site.
- For info about drop-off recycling at various Pinellas County centers, go to:
<http://www.pinellascounty.org/solidwaste/recycling-directory/pdf/map.pdf>
or call (727) 464-7500.

REMOTE GATE OPENERS

- Remote controls for the gate should be given to you when you purchase your unit from the previous owners.
- Each unit can have up to 2 remotes per unit. They can be purchased at the clubhouse office for \$25, cash or check.
- If the remote quits working or is working sporadically, try replacing the battery before purchasing a new one.

SPEED LIMIT

- The speed limit throughout the complex is 15 MPH
- Watch out for walkers, joggers, children, pets, and wildlife
- STOP at all stop signs
- Slow down when going over speed bumps
- The roads are owned and maintained by Fox Chase, they are not county owned.

UTILITIES

- Pinellas County Utilities (water, sewer): 727-464-4000;
<http://www.pinellascounty.org/utilities/>.

WEBSITE

- This is the electronic “filing cabinet” for our governing documents, past meeting minutes, announcements, and list of board members, etc.

WILDLIFE

- Gators, deer, armadillos, snakes, bees, racoons, etc. live naturally in the wetlands around us.
- Alligators: the Florida Fish and Wildlife Conservation Commission website advises: With so many alligators now in Pinellas County, there is a possibility that one may find way into your neighborhood. If this is the case, be sure to bring all family members-

including the four-legged variety – indoors and call their toll-free Nuisance hotline at 866-FWC-GATOR (866-392-4286)

- Generally, an alligator may be deemed a nuisance if it is at least four feet in length and the caller believes it poses a threat to people, pets, or property.
- DON'T FEED THE ALLIGATORS!
- BATS: The FWC website advises: If a bat were to get inside your house, it is most likely lost, scared and trying to find a way out. Turn the lights off, open the exterior doors or windows in the room and the bat will eventually find its way out on its own. Don't try to "guide" or "chase" the bat outdoors- it will only feel threatened and confuse it.
- Bats occasionally carry rabies, so do not handle or touch a bat- especially one that is behaving strangely.
- If you notice several bats coming from your home (the eaves, holes in the fascia or soffit), you may have a bat nest in your home. Check the local yellow pages for wildlife experts or exterminators who have experience with bats.
- BEES: The FWC website advises:
- While many bees are mild-mannered and want to go about their business of gathering food, some bees can potentially be dangerous if disturbed. These Africanized Honey Bees are a cross between the normal honeybees and an African strain imported to South America in the 1950's. While very similar in appearance, these Africanized bees will defend their nest aggressively.
- If you notice significant bee activity around your home, contact a licensed contractor with knowledge of their habits. All efforts will be made to relocate the hive, with extermination as a last resort.
- READ MORE: <http://www.pinellascounty.org/animalservices/wildlife-info#alligators>