



FOXTALES

MILFORD CHASE HOMEOWNERS ASSOCIATION NEWSLETTER

✕ SANTA'S COMING ✕

PHOTO PARTY WITH SANTA & MRS. CLAUS

We're very fortunate to announce Santa is taking a short break from his busy work at the North Pole to join us here at Milford Chase for our first ever Photos with Santa Party. He and Mrs. Claus will arrive on Saturday, December 4th shortly after noon.

cookies for you and your family to enjoy and then after you enjoy some lunch, you can sit down with the Christmas family for a free photo with your family.

So make sure you save the date and come join us for this exciting new social event here in the neighborhood.



They're coming to visit us at a party in their honor down at the Milford Chase Pool House. We'll have free pizza, drinks and

E-mail newsletter@milfordchase.com with questions.

The Details

The party starts at noon on Saturday, December 4th. All families are welcome to come around noon if they'd like to be there for Santa's arrival at 12:30pm. We'll give numbers out in the order people arrive to get your photo taken with the Claus family.

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Christmas Wreath Cookies

- 3/4 c. butter
- 1 (16 oz.) bag marshmallows
- 7 c. corn flakes
- Green food coloring
- Blue food coloring
- Red hots

Melt butter in pan. Add marshmallows and stir until melted. Add food coloring until mixture is a nice "holly" green. Remove from heat and pour over corn flakes in a large bowl. Mix thoroughly. On wax

paper, form wreath-shaped cookies and decorate with red hots to look like berries.





HOA Raises Dues for 2011

It's been two years since homeowner dues were raised and we've tried to keep your annual neighborhood expense low because of the difficult economic times

we're in and the continued climate in our poor job market. But resources and expenses for your neighborhood have not stayed stable. In fact, they've risen

each year. We're facing increases in almost all of our traditional budget areas and there's no expectation of these costs curbing in the next year. Some items

include growing vendor costs, various renovations and the need to build a reserve budget for the future to help defray the cost of unexpected repairs, etc.

Just A Couple Reasons Why

Pool Staffing

We've increased our summer monitoring and security at the pool in the last two years so you can better enjoy the facility when you come.



Vendor Costs

Rising costs for amenities like landscaping, pool services and various repairs make it difficult to find similar or lower pricing each year.



Programming

We're finding more opportunities to offer social events for you to enjoy each year and we try to offer them at little or no cost.



Reserves

It's vital to our neighborhood that we build up a reserve account to be ready for any unforeseen issues or repairs that come along every year.



CALENDAR
AT A
GLANCE

DEC 4
Santa Photos
at Pool house

DEC 7
December
HOA Meeting

JAN 1
New Year's
Day

FEB 7
Annual HOA
Meeting



The Semi-Annual CAP Awards

CAP stands for Curb Appeal Program and it's an award given out to the two best looking overall properties in our neighborhood. The event takes place twice a year (typically in May and November). Yards are nominated and voted on by your fellow neighbors on the Architectural Control Committee, a subset of your volunteer homeowner's association. The two winning homes, first and second place, each receive a Lowes gift certificate for \$100 and \$50 respectively to celebrate their award and thank them for keeping such a well-maintained home and property. This is what Curb Appeal is all about!



First Place - 1564 Milford Creek Lane

Congratulations to Duward Whelchel who won first place this fall for his fabulous property. Whelchel displays pine straw neatly mounded around pine trees in his front yard with beautiful blooming red roses in front of his windows. He also has trimmed, unique shaped hedges, evenly placed monkey grass around the doorway sidewalk and a beautiful backdrop of pines and colorful hardwoods.

Second Place - 2859 Creek Court

Congratulations to Mark and Vicky Stoakes who took the second place award for their wonderful curb appeal this fall. The Stoakes recently had a Bradford Pear tree removed, hence the bare area in the yard. However, the overall aesthetic appeal stood out among the others. There's a beautiful backdrop of colorful hardwoods with young, balanced shrubbery appropriate to the house and lot size which makes the house look younger than the actual age.



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HAPPY *holidays* *from Milford Chase*



MILFORD *Chase*

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