

Welcome to the **Neighborhood**



Get to know us!

Foxcroft Homeowner's Association would like to extend our warmest welcome to you! Foxcroft was established in 1995, at the very southern end of Commerce Township. We live in a really a great location: we get the benefit of the township's low taxes, but the cities surrounding us have excellent services and programs that we can enjoy. We are centrally located to great shopping in Novi, Wixom, and West Bloomfield. We have easy access to expressways, and traffic is rarely a problem for our location. Walled Lake Schools are consistently highly ranked, and our home values continue to rise. It's truly a great place to live.

Our HOA has contracted with The Highlander Group which is a community management company. They help us with dues collections and assessments, manage our website, help with work orders and maintenance requests, and deed restrictions.

Our Facebook page is active and fun way to stay up to date. Search for "Foxcroft Homeowners". Check your email for more official notices and important information. Also check out the Commerce Township Facebook page.

Please come out to meet your neighbors at our social events. There are usually summer and fall parties held at the Park. If you have any ideas for additional social gatherings, please contact the social chairperson(s)!

Management Group:
www.highlandergroup.net
Username: foxcroftestates
Password: 0312345

SCHOOLS:

Loon Lake Elementary Grades K-5:
248-956-4000

Sarah Banks Middle School Grades 6-8:
248-956-2200

Walled Lake Central High School 9-12 :
248-956-4700

Board Overview

Our HOA Board is a voluntary group of seven chairpersons: President, Vice-President, Treasurer, Secretary, Social Committee, Beautification Committee, and Architectural Committee. The Board is always looking for more help, especially on the committees. Please feel welcome to reach out via email if you are interested in volunteering.

Home Owner's Associations are designed to manage common or shared property, protect owner's property values, provide services to residents, and develop a sense of community through social activities and amenities. Foxcroft HOA Annual dues go mainly to grounds maintenance at the park and the front entrance, pond upkeep, snow removal, and insurance. We also employ a management company to help with a variety of tasks such as dues collections, hiring contractors for subdivision maintenance, enforcing bylaws, and communication between HOA and homeowners. Bylaws and Deed Restrictions are accessible in The Highlander Group website.

Summary of Current* (2022) Important Bylaws

- No permanent structures (dog house, shed, compost bins, etc...) without WCO (written consent obtained)
- No above ground pools or detached structures (play structures, swing sets, etc...) WCO
- No fences, freestanding walls, shrub/hedge walls with WCO
- No building permits applied for WCO (decks, Jacuzzi, dog pens, trash enclosures, etc...)
- Trash containers to be concealed from public view except for day before, of, and after commercial pickup
- No flagpoles, laundry poles, lawn ornaments, sculptures, or statues without WCO
- Mailboxes must be continuously maintained (to include realignment of posts if leaning)
- No vehicles, trailers, boats, etc. may be stored on homeowner property for longer than 24 hours
- Each homeowner is responsible for preventing their lot/dwelling from becoming unsightly, including rust stains

*Please note that the current bylaws and deed restrictions are expiring and will be updated and amended within the next 1-2 years.



Water

Foxcroft has high iron content in its well water. It is probably the biggest concern of living in this subdivision. The plus side is that we do not have expensive water bills like our neighboring communities. We can water our grass all summer long without worry of cost or watering ordinances. Well water can be healthier than city-treated water. We don't have "boil water" emergencies when a water main breaks. Buying drinking water from local stores is inexpensive and reverse osmosis systems work very well. The downside is that it stains the exterior of our homes, driveways, sidewalks, and streets.

When we lose power, we lose water. It can have a bad smell if not treated properly. It's a catch-22 honestly. We have researched switching over to city water, but it is extremely expensive and would need a strong "grass roots effort" of homeowners to get a majority agreement. It's an "all or nothing" project per township rules.

Septic Fields

It is an intricate balance of bacteria, waste products, and systems too long to write here! Do your research and treat your septic field right. Estimates to replace a septic field are around \$20K. Be vigilant and have your septic tanks emptied every 1-3 years depending on how many people live in your home.

Oakland county information on septic systems:

<https://oakland.mi.networkofcare.org/ph/library/article.aspx?id=1730>

Laundry and Cleansers

Bleach makes iron stains worse and can get rid of the bacteria needed in your septic tanks and field. It is recommended to use non bleach cleaners and detergents. Natural cleaners, Bar Keepers Friend products, Oxyclean stain removers, etc., are also popular.

Use cleaning products sparingly and use septic safe products.



Local water softening companies are very helpful in troubleshooting water quality problems. You can purchase or rent your water softening system.

Wells can last 30-50 years, but the pump needs to be replaced generally every 10 years.

Garbage night is Thursday night

(for early Friday morning pickup)

[commercetwp.com/
refuse-collection](http://commercetwp.com/refuse-collection)

Commerce Township has partnered with GFL (Green For Life):

General Curb Cart Recommendations

- All household refuse/garbage items may be placed in the cart. It is also recommended that garbage items be bagged and tied, then deposited in your cart. This practice will keep your cart cleaner.
- Please place the cart at least 4 feet from any tree, pole, fire hydrant, etc. and at least 10 feet away from any cars parked in the street so the automated arm can reach your cart.
- Do not over load the container. If the lid is not closed, garbage will be subject to wind and nuisance animals.
- Please do not lean anything against the container.
- Remember to place the arrows on the lid of the container toward the street and the handle toward the house.
- The emptied container should be promptly removed from the curbside.
- Yard waste and any household hazardous waste must NOT be placed in the cart. State law requires that we do not mix yard waste, which is compostable, in the cart with garbage.
- Do not put dirt, sod, or rock in the container.
- Do not put flammable material such as oil, gas, paint or “hot ashes” or “coals” in the cart.
- Do not put Muriatic acid and other pool supplies/chemicals in the cart. These can cause chemical reactions in your cart and in our trucks leading to fires and dangerous toxic fumes.
- Do not put concrete, debris from construction, remodeling or demolition in the cart.

There may be times when residents have more trash than the Curb Cart will hold. In this case a resident may place this additional waste in trash bags. A second cart will have to be purchased if you consistently cannot fit all garbage bags in your one cart. To order an additional cart, please call GFL at (248) 204-4223. Cost per trash cart is \$95.00 and recycling cart is \$85.00.

HOLIDAY SCHEDULE

If any of the holidays listed below fall on a weekday the garbage pick up will be delayed by one day:

- New Year's Day
- Memorial Day
- Independence Day
- Labor Day
- Thanksgiving Day
- Christmas Day



Recycling

Please note that GFL will not accept truck loads that are too contaminated with non-acceptable recycling materials and the whole effort we place in recycling will be wasted. Please follow GFL rules so we can make a collective difference:

<https://commercetwp.com/wp-content/uploads/2022/04/GFL-ACCEPTABLE-MATERIAL-2022GUIDELINES-REVISED-2022-1.pdf>

- Plastic recycling includes all CLEANED plastic bottles and jars #1 and #2: soft drink bottles, milk jugs, FLATTENED cartons, etc.
- Metal recycling includes aluminum cans, pie and baking pans, tin cans, steel food containers, EMPTY aerosol cans, and lids. Metal beverage cans, baking tins, foil, and food containers are also included in this material category. All items must be CLEAN OF FOOD.
- Cardboard recycling includes corrugated cardboard, shipping boxes, cereal and dry food boxes, shoe boxes, tissue boxes, moving boxes, detergent boxes, soda/beer cartons, and paper towel/toilet tissue rolls. All boxes MUST BE FLATTENED for proper disposal.
- Paper recycling Includes newspapers, inserts, labels, magazines, catalogs, paperback books, manila folders, letterhead, notebook paper (no backings), computer paper, envelopes (with windows), coupon books, index cards, calendars, and brown paper bag.
No pizza boxes.
- Bottles and jars – CLEAR glass only. Colored glass should be thrown away.

NOT ACCEPTED:

Styrofoam, Plastics #3-#7, Waxed paper, Window glass and mirrors, Electronic waste i.e.TVs, computers, batteries, cell phones, Motor oil containers, Yard waste, Chemical containers, Shredded paper, Plastic bags, Ceramics or dishes, Food waste, Scrap metal, wire hangers, etc., Needles and syringes

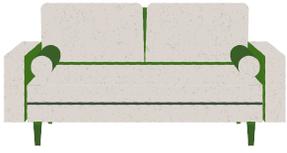
**Commerce Township offers hazardous waste days once a year in late September.

Prescription Drug Disposal

The Oakland County Sheriff's Office sponsors "Operation Medicine Cabinet" to provide a venue for residents to properly dispose of their expired and/or unused prescriptions anonymously at several different locations around Oakland County.

<https://www.oakgov.com/sheriff/Community%20Services/domestic/Pages/Operation-Medicine-Cabinet.aspx>





Bulky Waste

The collection of large bulky waste, such as appliances and furniture, will continue to be part of your solid waste program with GFL-USA. You may set out large bulky items on your regular scheduled service day for collection. Large items may include: washers, dryers, freezers, refrigerators, air conditioners, hot water tanks, stoves, microwaves, couches, chairs, tables, dressers and other large items.

FYI: Please remove the doors and racks from refrigerators and freezers prior to setting out for collection. Also, it is GFL's responsibility to make sure Freon is extracted according to current environmental standards. PLEASE NOTE that some larger bulk items, like freezers and large appliances may be picked up by a separate truck and may take up to 24 hours to remove.



Yard Waste

Yard Waste begins the first full week of April and is collected separately on the same day as refuse and recycling. Remember it is state law that all compostable material be separated from refuse. Yard waste may be placed in a trashcan clearly marked "yard waste" or placed in kraft paper yard waste bags. Remember that cans or bags may not exceed 32 gallons in size or 50 lbs. in weight. Yard waste collection ends the first full week of December.

e-waste

Electronic waste ("E-waste") is not accepted in the curbside recycling or trash carts. The components in these items need to be recycled separately/properly and should not be mixed in with the contents of residential recycling or trash.

Common examples include computers, keyboards, televisions, etc

Recycle Ann Arbor has a website with a comprehensive guide for disposal locations and options.

<https://www.recycleannarbor.org/a-z-recycling-guide>





Foxcroft's Retention Pond is more than a pretty face! All of the yard and street runoff waters drain into this pond. Keeping the pond aerated with the fountain and chemicals to prevent algae blooms are part of subdivision maintenance. It is imperative to keep the pond in good shape and draining appropriately to prevent flooding and high cost repairs. If you have a sewer grate in front of your home, please help to keep this free of leaves and debris. Any garbage that gets in the sewers or blows into the pond adds to clogging up the pond. This water is treated with chemicals throughout the summer to prevent algae blooms – it is not safe for swimming, pets, or eating the fish. It is also not safe to ice skate on the pond. Swimming, boating, and ice skating are not permitted. Please help to keep the pond healthy by picking up blowing trash, making sure your garbage is well secured in closed garbage carts, and not disposing of fertilizers, chemicals, or other hazardous waste into the sewer drains and pond.

Iron

Iron is deposited onto the exterior of our homes and common areas mainly from sprinkler systems. Iron stains are unsightly and are a major deterrent to the overall beauty of our community. We ALL are asked to do our part in keeping our subdivision looking well-kept and pleasant. Iron cannot be washed away with power washing. Residents must use a chemical to remove the iron stains. Luckily it's extremely easy process using Rust Aid, deck brighteners, Iron Out, etc... in a pump sprayer, and for tougher stains, a floor scrub brush. It is recommended to remove rust on a sunny day as the sun helps the chemical reaction, and there is no need to rinse.

Take time to ensure that your sprinkler heads are carefully positioned to not spray your driveway, sidewalks, and home. Please plan to remove your rust AT LEAST once a year when the watering season is over and you've had your sprinklers blown out.



Please be conscientious pet owners! Pick up after your pet regularly, and especially when taking them on walks. If you have a dog that is prone to barking, know that it is bothering your neighbors and it is a nuisance. Fences are not allowed in the subdivision, so you will need an electric fence and/or keep your dog on a leash. You may contact the Commerce Township Ordinance Officers at 248-960-7077 or email the officers at ordinance@commercetwp.com if you are having issues with this ordinance violation on your property

Oakland County fireworks ordinances coincide with the State of Michigan Laws on Fireworks as listed under Township Code 8-32. Under the law, you may set off your legally store bought fireworks on National holidays, the day before and the day after. It is not allowed after midnight through 8 a.m., except on New Year's Day when the deadline is 1 a.m. You must be 18 years or older and you cannot be under the influence of drugs or alcohol while setting off the fireworks. Foxcroft HOA kindly requests that fireworks not be set off later than 10:30 p.m. We are a neighborhood with babies and young children, pets that are afraid of fireworks, and people that have to work early in the morning throughout the week.



Please be respectful of our community and commence your celebrations with fireworks at a decent hour. Homeowners may call Oakland County Sheriff if they feel that fireworks are not being displayed per the law.



The entrances to the sub are on BUSY roads and there have been MULTIPLE accidents. We have an issue with ice at the Benstein entrance in the winter. The south side leaving the sub doesn't get sun and although it is salted, it can still get icy. Go slow when approaching the intersection and please warn your guests as well.

It is a rare occurrence of people breaking into cars, but unfortunately it has happened. Keep your car doors locked and valuable out of sight. We do not have street lights, so it is encouraged to keep your home's exterior lights on to deter crime and to provide overall safety- especially for the kids walking to bus stops in the early morning hours. PLEASE watch your speed and treat the yield signs as stop signs.



ARCHITECTURAL COMMITTEE

All new construction and any structural modifications made to an existing structure require a building permit from Commerce Township Building Department. All work for which a permit is required must be inspected and approved. Work without a permit may be subject to removal or other costly remedies.

Homeowners may be surprised to learn that renovations to their homes must go through the HOA first. While they may reason that it is their property to change as they please, Foxcroft HOA counters that its homeowners reside within a planned development. This means they are not the only people who may be affected by these renovations.

Each homeowner is required to apply for prior HOA approval for any major renovation. This gives the board the chance to make sure the renovation adheres to the governing documents and to inform the homeowner of any existing regulations so that they do not unknowingly break a rule. This gives everyone the opportunity to adequately prepare.

Some homeowners may be tempted to go over the board's head and proceed with renovations anyway. In such a case, the board can halt progress or force the homeowner to redo everything even after completion, regardless of whether or not the renovations comply with the governing documents.

Rules concerning architectural standards and guidelines are enforceable based on the contractual relationship between the homeowner association and its members. A court will interpret these rules based on the interpretation of contracts.

Examples of changes that require Foxcroft HOA approval include exterior changes like a new roof, exterior paint or landscaping, a new front door, trim, or gutters, or other exterior features, decks, play structures, etc...

Management Group:
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Username: foxcroftestates
Password: 0312345