



Fox Tales

Fox Ridge of Williamsburg Home Owners Association

January 2026

Volume 1 Issue 1



EXTRA! EXTRA! READ ALL ABOUT IT

ALL KINDS OF THINGS ARE HAPPENING AT FOX RIDGE

The new Board of Directors have been working on exciting updates to enhance your relationship with the Homeowners Association. The goal is to enrich the overall experience of living in Fox Ridge by adding new features, while preserving the existing value. The ability to achieve these goals is tied to member engagement, participation, and feedback. Right now, you're reading **Fox Tales**. Every month, this newsletter will have information about what's going on in Fox Ridge, things you need to know, and some things you don't. But this is only one of the new ways we're going to keep in touch with owners and residents.

NEW EMAIL ADDRESS! FoxRidgeVAHOA@gmail.com Please make note of the new email for the HOA. Or stick the enclosed magnet on your refrigerator! Use this email for questions, concerns, requesting and returning architectural review forms, or other community related issues. Emails will be forwarded from the old address for 1 year.

COMING SOON! The Fox Ridge website. The site is under construction and should launch on or about February 1st. You'll find a calendar of Board meetings and events, this monthly newsletter, contact information, Fox Ridge governing documents, and more. It will be a work in progress, and become more robust as content is added.

A New Beginning

After lots and lots of years, Bob Jackson and Susan Cheesman have resigned from the association's board of directors. Many thanks to these long serving officers who have retired from service, but continue to make this a great place to live.

Congratulations to the new board! They look forward to meeting you, and hope you'll like the changes coming to Fox Ridge HOA and the community.

Current Board of Directors

Elected to office August 10, 2025

Esther Eaton	President
Tanya Debrucque	Vice President
Melanie Newman	Secretary
Alice Crandall	Director
Dave "Smitty" Smith	Director

You are the HOA.

Wishing You Happy, Healthy, & Peaceful 2026

NO DUES INCREASE FOR 2026

Need we say more?

Just the fine print...

Annual dues are payable on or before March 1st. Avoid a late fee. Pay on time.

**Community
Speed Limit is 25mph
DON'T MAKE IT WEIRD**

When the website launches sign up to join a committee. Have fun, meet new people, share ideas, and give input on community matters!

2026 Board Meetings

Meetings are generally held on the 2nd Sunday of each month at noon.

Please notify the board in advance if you wish to attend, or address the board.

We'd love to see you!

email: FOXRIDGEEVAHOA@gmail.com

Important Updates to Rules & Regulations

Fox Ridge's Covenants, Conditions and Restrictions (CC&Rs) were recorded in James City County on July 17, 1989, legally establishing the homeowners association. CC&R's are the governing documents, that include Articles of Incorporation, Bylaws, Declaration of Deed Restrictions, and Rules & Regulations. Fox Ridge Bylaws and Virginia law (55.1-1819(A.)) state, "rules and regulations may be adopted by (board) resolution and shall be reasonably published or distributed throughout the development." Under that authority the board has reviewed, added policies and rules, and updated documents to ensure they address 21st century issues, and technology *i.e. solar panels, electric vehicles.*

There are several new rules & regulations, including trash/recycling receptacles storage, and an enforcement policy that includes penalties for this and other violations of community policies. The purpose is to create an orderly, clean environment that promotes curb appeal, and preserves property value. As an added bonus, we will protect our wildlife, help keep the water clean, and prevent trash from blowing into the stormwater system that Fox Ridge is responsible for maintaining (\$\$). *There is NO intent to harass or persecute. It is up to us to keep Fox Ridge clean, litter free and harmonious.*

As required notification, a new copy of Rules & Regulations is included with this newsletter, and annual statement for dues. It will be posted on the new website as well. You should keep these documents with those you received prior to settlement. All new rules and policies are consistent with state law, and are effective February 1st, 2026.

Property Resale Certificate Fees

Beginning February 1, 2026, as permitted by the DPOR, licensing agency for HOA's, Fox Ridge will collect fees for preparation of Resale Certificates (formerly disclosure statement). Fees are established by DPOR and cover expenses for preparation and delivery of the resale documents. Preparation fees are payable by the seller. A post-closing fee for updating community records will be collected from the purchaser. Fees are paid at settlement. A chart of fees is included in the new Rules & Regulation documents.

BEING A HOMEOWNER IS
REALIZING NO JOB IS TOO
SMALL TO HIRE SOMEONE ELSE.

THANK YOU! THANK YOU! THANK YOU!

Thank you to all our neighbors who attended the HOT CHOCOLATE & COLD TRIVIA event.

While we never got around to the trivia 😊 everyone drank plenty of hot chocolate! It was a great turnout for our first HOA event.

We hope to meet more neighbors at our next event. Watch our new website for more newsletters, and information about upcoming events. 😊

NEWS FROM JAMES CITY

SAVE THE DATES!

The County's 250th Commemoration
April 17-19, 2026
Jamestown Beach Event Park
2205 Jamestown Rd.

The "Revolutionary Rhythms" weekend will feature events open to all ages and include musical performances, historical interpretations, VA250 Mobile Museum, food, crafters, family-friendly activities and much more! The final schedule and full details will be released in early 2026!