

June 26, 2018

Dear Peter,

# Thank You!

Since the attached letter was written we have noticed that you have addressed some of our concerns. We appreciate your efforts and those of your staff in rectifying these issues.

We hope to see this effort continue in addressing our other concerns and hope to hear from you in this regard. Once again, thank you.

Sincerely,

Foxwood Village Homeowners

June, 2018

Mr. Peter Mastropaolo, Owner  
Foxwood Corporation  
1407 Middle Road, Unit 1  
Calverton, NY 11933

Dear Peter,

*"It takes a village to raise a child."*

Foxwood Village is your "child!" It was your vision, your glimpse of the future, to build a community on the beautiful North Fork of Long Island where people could enjoy their retirement years. This is not only your business but home to you and your family as well.

We have chosen Foxwood Village as our retirement community. Since 1984 we have helped you raise your "child." What began as your dream is now a community of almost 250 homes. Most of us have expended our time, energy, and hard-earned dollars to make and keep our homesites attractive, not only for ourselves, but also to enhance Foxwood Village as a whole.

However, for the past several years, many of us feel that the community we were so proud to be a part of, is beginning to deteriorate. We need your help to once again feel proud of Foxwood Village. At a recent meeting, attended by over 60 homeowners, the following concerns were discussed. You have probably heard some of them before but very little is being done to address them, even though our rents continue to rise.

**Maintenance**, unanimously, is our major concern and of primary importance. No. 23 of our lease states, *"Residents shall be responsible for the care of lawns, shrubbery and trees on the premises. Residents shall maintain their site in a clean and attractive condition with all landscaping neatly trimmed and cared for."* If we must meet this requirement, why can't we expect the same from you?

- Our streets should all be repaved and they should be cleaned on a regular basis, as has been done in the past.
- Some properties, whether due to neglect or absentee owners, are not being maintained and have become unsightly and overgrown. It should be the responsibility of Foxwood Corporation to maintain these properties at the expense of the respective homeowners or their estates.
- Our clubhouse has not been painted since its reopening in 2008. The card room and gym are especially in need.
- The islands are full of weeds, some knee-high. Trees on the islands, that have died, were cut down to stumps but the stumps were never removed and the trees were never replaced.
- The felt on the card tables is ripping and the chairs, as well as the chairs in the bingo room, look as if they are from 1984 and need to be replaced.
- The equipment and carpeting in the gym is in need of cleaning and updating.
- Damage to the Belgian block curbs and cable box covers caused by the snowplows need to be repaired.

**Security and Safety** are our next major concerns. The quality and quantity of the security and safety enforcement that is provided is poor and insufficient. These are some of our recommendations:

- At night a light should always remain on in the gatehouse. An additional guard should conduct the security sweeps of our community so that the gatehouse can remain staffed.
- Iron gates, similar to those on Mill Road, should replace the wooden bars that are constantly breaking and provide insufficient security; anyone can walk through as was the case last year when many cars were burglarized.
- Larger and more legible directional signs should be provided to aide emergency and service vehicles in locating a specific unit. Street names, which have been discussed in the past, would also assist this problem.
- Speed limit needs to be enforced.

**Other concerns** include:

- The unit numbers on the mailboxes, which are currently on white labels, are peeling off or not on at all. Numbers need to be more permanently affixed. The mailboxes and surrounding areas are dirty and in disarray.
- The turkeys are presenting a health hazard for many homeowners. In some instances, homeowners cannot walk outside their homes for fear of slipping on the feces from the turkeys.
- Many homeowners are experiencing an infestation of ticks. Spraying would be beneficial.
- There is insufficient response time to requests made for service calls.
- We need more consistent communication from management to make us aware of issues which affect our community.
- Lounge chairs, poolside, need to be repaired and/or replaced.
- More professional signs, clearly listing pool rules and regulations, should be predominately posted.

**Our front entrance should be welcoming.**

- Plant some flowers in the empty planters at the gatehouse.
- Clean and spruce up the exterior of the gatehouse.
- Landscape the entrance to Foxwood Village so that it mirrors the entrance to Windcrest.

Currently, there is insufficient staff, a lack of supervision, and a non-existent maintenance schedule. If these were in place, all of the above concerns could be addressed. We do not expect you to accomplish this overnight, but we would like to see some attempt to rectify the problems.

We appreciate your attention to our concerns and look forward to hearing from you.

Sincerely,

Concerned Foxwood Village Homeowners