



Fairway Estates HOA Newsletter

First Edition: April 2021

Your HOA, Working for You

The Fairway Estates neighborhood is a great place to live and your Homeowners Association is working to help keep it that way. Of course, it is up to each of us being good neighbors to keep the neighborhood a safe and beautiful place, but there are some things the HOA can do, including:

- Ensuring adequate understanding of covenants, conditions, and restrictions (CCRs) among the HOA membership.
- Ensuring any structures built within the HOA (including outbuildings) are up to appropriate standards.
- Coordinating with the developer on plans for the development (bridge to Lewisville Highway, community park).
- Working with ITD as a voice of the community for the Highway-20 proposals.
- Establishing a website and social media presence as a point of contact and communication.
- Maintaining common areas within the neighborhood.

The neighborhood and the HOA are growing with many homes under construction. We welcome all of you who are new to the neighborhood! We continue to maintain contact with the developer on future plans.

Thank you to all who provided updated contact information so we can maintain our records and communicate electronically (including with this newsletter, also available on the website at <https://fairwayestatesidaho.org/>). For those that have not yet provided contact information, we would appreciate it if you could go on the website and provide that. We know some of you have asked for electronic payment methods for dues and that is something we are looking into. We are looking into organizing committees to perform the important functions of the HOA, including:

- Design Committee
- Events Committee

- CCR Committee
- Election Committee

We will be working out more details on these committees and the work of the HOA. Please let us know if you are interested in working on these committees. You can always email us at BOD@FairwayEstatesIdaho.org.

Outstanding Balance on HOA Dues

We do have a few among the HOA membership that have a past due balance on HOA dues, and we wanted to let you know we will be reaching out to you individually to work on a path forward for getting balances paid off. We want to ensure the HOA is fair for all the membership paying dues. Thank you for your cooperation.

Welcome to Spring!

It is nice to see the weather finally warming up and to enjoy time outside again! Some things to keep in mind to keep the neighborhood nice as we enjoy the spring and summer:

- If you have campers or trailers, please minimize the time they are parked on the street or in front of the house.
- Please ensure you clean up after your dogs so we don't have mess on streets, sidewalks, common areas, or neighbor's yards.
- Let's keep weeds picked/sprayed to keep them from spreading, including those pesky ones in the cracks in the sidewalks and gutters.

Thanks for all you do to keep the neighborhood looking nice for everyone to enjoy!

Surveys

We would like to know the opinions and ideas of the HOA membership related to many aspects of the HOA. One tool we would like to use is surveys, and our first one is shown on the next page. Additional surveys will follow with topics like plans for HOA common areas, Highway 20 plans, etc.

On a scale of 1 (this should not be enforced) to 5 (this absolutely should be enforced) (and 3 being it does not matter to you either way), rank each of these items from the CCRs with your opinion on how strict enforcement should be. Note that the number shown in parentheses is a reference to the relevant section in the CCRs. The purpose of this survey is not for us to get mad about what our neighbors are doing or to get mad at the HOA for enforcing CCRs; the purpose of the survey is just for us to get ideas about what is important to the HOA membership. We will

publish the results when they are available on the website at <https://fairwaystatesidaho.org/>.

Note that the survey shown below is only a preview. The survey can only be completed electronically at the link shown below. Only HOA members may fill out the survey. Multiple individuals from the same household may complete the survey.

We appreciate your input!

[Survey link](#)

(1=not enforced) (5=strictly enforced)

Signs (3.8) No sign of any kind shall be displayed to the public view on any Lot.	1	2	3	4	5
Animals (3.10) No animals, birds, fowl, poultry, livestock or reptiles of any kind may be kept, bred, or maintained in any Lot except a reasonable number of commonly accepted household pets.	1	2	3	4	5
Animals (3.10) In no event shall any domestic pet be allowed to run free away from its Owner's Lot without a leash, make an unreasonable amount of noise or create a nuisance.	1	2	3	4	5
Animals (3.10) Each Owner shall be responsible for cleaning up any pet or animal feces deposited by a pet or animal owned or in the possession or control of any Owner or Member.	1	2	3	4	5
Parking, boats, campers (3.14) No vehicle used by a resident shall be parked overnight on the street.	1	2	3	4	5
Parking, boats, campers (3.14) No boats, trailers, tractors, recreational vehicles... dilapidated, unrepaired or unsightly vehicles or similar equipment or trucks, vans or buses shall regularly be parked or stored on any portion of the Property (including streets and driveways) unless enclosed by a structure or screened from view.	1	2	3	4	5
Unsightly articles (3.17) No basketball standards or other sports apparatus shall be mounted or maintained on the residence or in the front of the front line of the Residence.	1	2	3	4	5
Landscaping and landscaping plan (3.21): Landscaping of that portion of the Lot in front of the Residence shall be commenced within 4 months and completed within 6 months after substantial completion of the Residence except as prohibited by weather conditions.	1	2	3	4	5

We are always open to receiving feedback and comments on the CCRs (including those listed above) and any other issues related to the HOA. Please provide any additional comments or concerns that you have. Comments can be submitted via the electronic survey or via email to BoD@FairwayEstatesIdaho.org. Thank you.