



# Fairway Estates HOA Newsletter

Second Edition: July 2021

## Introduction

There is a lot going on with the Fairway Estates HOA, as you can see below. The Board of Directors invites you to read and consider all of the information below. If you have any questions or need anything, you are always welcome to reach out to the Board of Directors via email at [BOD@FairwayEstatesHOA.org](mailto:BOD@FairwayEstatesHOA.org).

## CCR Survey Results

The April 2021 newsletter included a link to a survey related to the covenants, conditions, and restrictions (CCRs) that we all agreed to when buying a house in the neighborhood. The HOA Board of Directors will initiate enforcement of CCRs starting with cases related to safety and/or potential for property damage for neighbors or the HOA. However, compliance with all CCRs is expected. We are looking for volunteers for a CCR committee who will establish enforcement guidelines, a process for requesting variances, as well as updating the CCRs. The opinions of the HOA membership will be important in determining enforcement guidelines. For the full results of the survey, see the link on the HOA website (<https://fairwayestatesidaho.org/>) home page. Whatever our opinions are on the CCRs, let us all be respectful to our neighbors and keep this neighborhood a great place to live! The next survey is available at the end of this newsletter, related to potential future plans for HOA common areas.

## HOA Common Area Development Plans

This is our HOA, and collectively we get to decide what to do with the common areas maintained by the HOA. Several potential projects have been proposed. The HOA is not currently committed to pursue any of these projects, but could potentially look into pursuing them. You can provide your opinions on these projects by completing the survey via the link (QR code) on the back page of this newsletter. The purpose of this survey is not to make definitive plans on what the HOA will do with common areas in the future; the purpose of the survey is just for us to get ideas about what is important to the HOA membership related to future plans with the common areas.

## Vacant Lots

There are still several vacant lots scattered throughout the neighborhood. Owners of vacant lots are not required to pay HOA dues for those lots until improved upon. However, the city and county require that those lots be maintained to prevent the spread of noxious weeds. Owners of vacant lots should keep the lots in good condition and respect their neighbors by not allowing weeds to spread.

## HOA Common Areas

The Fairway Estates HOA currently maintains several common areas:

The common areas are available for the benefit of all HOA members. The board of directors maintains a maintenance schedule with a local landscaping company for common area maintenance. We ask that you observe these guidelines related to common areas:

- Please be respectful while using the common areas and do not trespass on the private property of adjacent residents.
- Do not be excessively loud or do anything to cause damage to the grass or plants.
- Please pick up after your pets and do not allow pets free reign in common areas.
- If you notice any maintenance needs, please contact the board of directors.

## Board of Directors Election

As established in the CCRs, the three HOA directors each serve for a term of three years, with one position up for election each year. Following an election held in September 2020, the following have been serving on the Board of Directors:

- Jeremiah Lilly, president
- Tyson Williams, vice president
- Kellen Giraud, secretary/treasurer

This year, Tyson Williams is up for election. An election will be held in September or October this year for the Board of Directors seat currently held by Tyson Williams. An election committee is being organized to run the election. Anyone interested in serving on the election committee or being elected to serve on the HOA Board of Directors should email Kellen Giraud at [BOD@FairwayEstatesHOA.org](mailto:BOD@FairwayEstatesHOA.org).

## HOA On-line Billing Option

As you can see in the billing statements this month, in response to requests from some members, the Fairway Estates HOA will now have an on-line option for paying HOA dues. A small (~\$2 per transaction) convenience/service fee will be added for on-line payments to cover the cost of the credit card servicing charges.

## Neighborhood Development Plans

The Fairway Estates neighborhood continues to grow as homes are built in the eastern part of the neighborhood and lots are established on previously undeveloped land. The developer maintains a website at <https://fairwayestatesif.com/> to advertise lots for sale. Two aspects of ongoing development are of particular interest for the HOA. The developer has discussed the possibility of reserving some land in the yet to be developed area for a neighborhood park. The HOA will need to provide input in how the park will be established and maintained. In addition, the developer has an agreement with the city of Idaho Falls to construct a bridge and connection to Lewisville Highway (5th East) after a defined number of lots have been developed. This neighborhood entrance will include a divided road similar to the Fairway Blvd entrance on the west side of the neighborhood. The HOA will need to provide input in how the entrance will be established and maintained.

## HOA Finances

Some members have asked for information and transparency regarding the HOA finances. The board plans to provide a financial information to the membership in at least two ways: 1) by providing financial information for review and discussion at the HOA annual meeting in November and 2) by providing a summary report each year to all the HOA members with each January billing statement. For now, know that the HOA finances are in good condition with an adequate balance and income currently exceeding expenses. Approximately 95% of the HOA membership is fully caught up on their dues payments, and we are working with the remaining HOA membership who have outstanding balances to get them caught up.

## HOA Events

Some HOA members have expressed interest in organizing events for the HOA membership. These events would provide fun opportunities for us to enjoy associating together as neighbors. You can provide your opinions on these proposed events by completing the survey via the link below.

## HOA Committees

The HOA board is planning to establish committees to help perform the work of the HOA. We would like to get at least 3-4 HOA members to serve on each committee, preferably from different areas of the neighborhood. We really appreciate everyone who is willing to spend time participating in the HOA. The committees are briefly described below:

- Design Committee: reviews plans for proposed projects of homeowners, such as installing a fence, shed, or other structure on the property, to ensure the aesthetic aspects of the neighborhood are maintained.
- Events Committee: plans events for the HOA membership (such as a neighborhood barbeque, neighborhood garage sale, neighborhood golf tournament, etc.).
- CCR Committee: handles enforcement of CCRs in a consistent but not overbearing manner.
- Election Committee: oversees yearly elections of members of the HOA board of directors.

If you are interested in serving on a committee, please fill out the survey via the link below and indicate your preferred committee(s). Alternatively, send an email to [BoD@FairwayEstatesIdaho.org](mailto:BoD@FairwayEstatesIdaho.org) to let us know you are interested.

## Survey Link

Please go on-line and complete the survey referenced in several of the articles above. The survey can be accessed on the home page of the website at <https://fairwayestatesidaho.org/>, or via the following QR code:

