

Fairway Estates HOA Survey Results: July 2021 Survey on Common Areas and Events

A big thank you to all the HOA membership who took the time to fill out the survey and provide comments. Your input and involvement really helps and is appreciated!

This document shows the results of a survey taken in July-August 2021 of members of the Fairway Estates Homeowners Association related to HOA common areas and potential events to be sponsored by the HOA. The results of each question are shown in graphical form. The survey was published in early July 2021 and there were 35 responses to the survey by the end of August 2021.

The instructions provided with the survey related to common areas were the following:

There are three main purposes for this survey:

- 1) to get your opinion on potential development plans for the HOA common areas (in place now and coming in the future);
- 2) to get your opinion on potential events for the HOA;
- 3) to see if you are interested in serving on a committee or on the HOA board of directors.

Only Fairway Estates HOA members may fill out the survey. Multiple individuals from the same household may complete the survey.

First, potential development plans for common areas. The Fairway Estates HOA currently maintains the following common areas:

- 1) Fairway Blvd entrance to the neighborhood
- 2) La Quinta entrance to the neighborhood
- 3) Hawk Hollow entrance to the neighborhood
- 4) Green space between Tapitio Dr and N Pointe Dr (approximately 2.5 acres)
- 5) Green strip on Pevero Dr behind Rock Hill Circle.

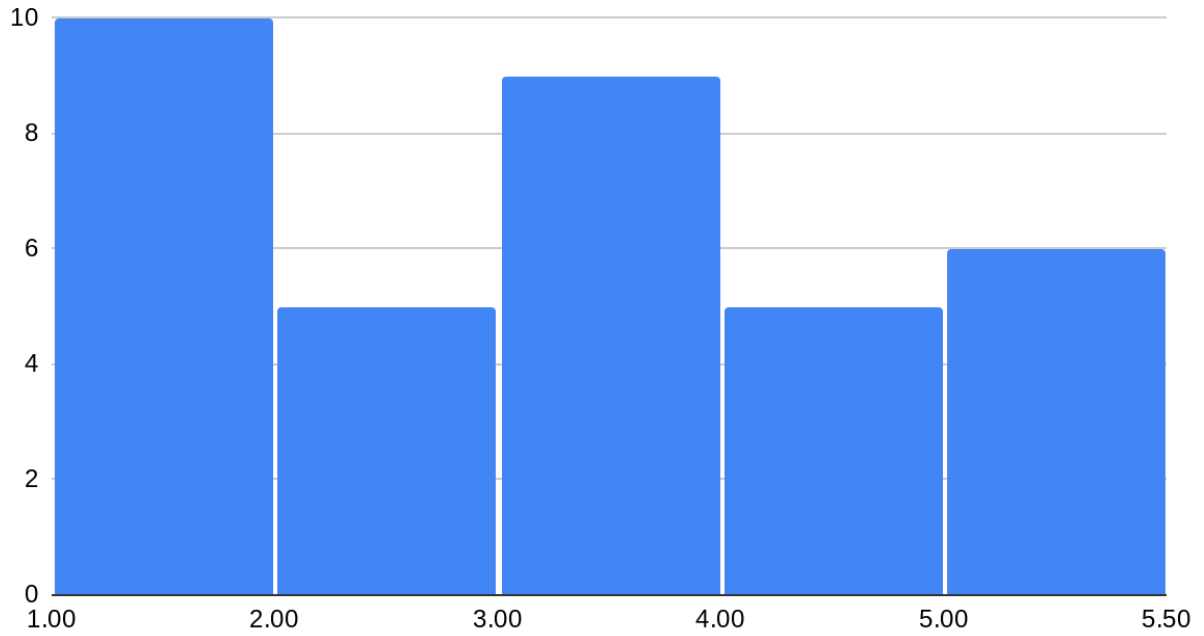
In addition, other potential common areas in the portion of the neighborhood currently being developed include an entrance boulevard to Lewisville highway on the east side of the neighborhood and a space for a park among the homes being developed.

This is our HOA, and collectively we get to decide what to do with the common areas maintained by the HOA. For each question below, on a scale of 1 (this should not be pursued) to 5 (this absolutely should be pursued) (and 3 being it does not matter to you either way), rank each of these items for potential future plans related to HOA common areas. The HOA is not currently committed to pursue any of these projects, but could potentially look into pursuing them. If you have other ideas for projects that could be pursued in relation to any common areas, please indicate that in the final question in this section.

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.

Tapitio common area walking path: create a nice walking path to wind through the common area, paved with gravel or asphalt and lined with trees for some portions.

Tapitio Common Area Walking Path

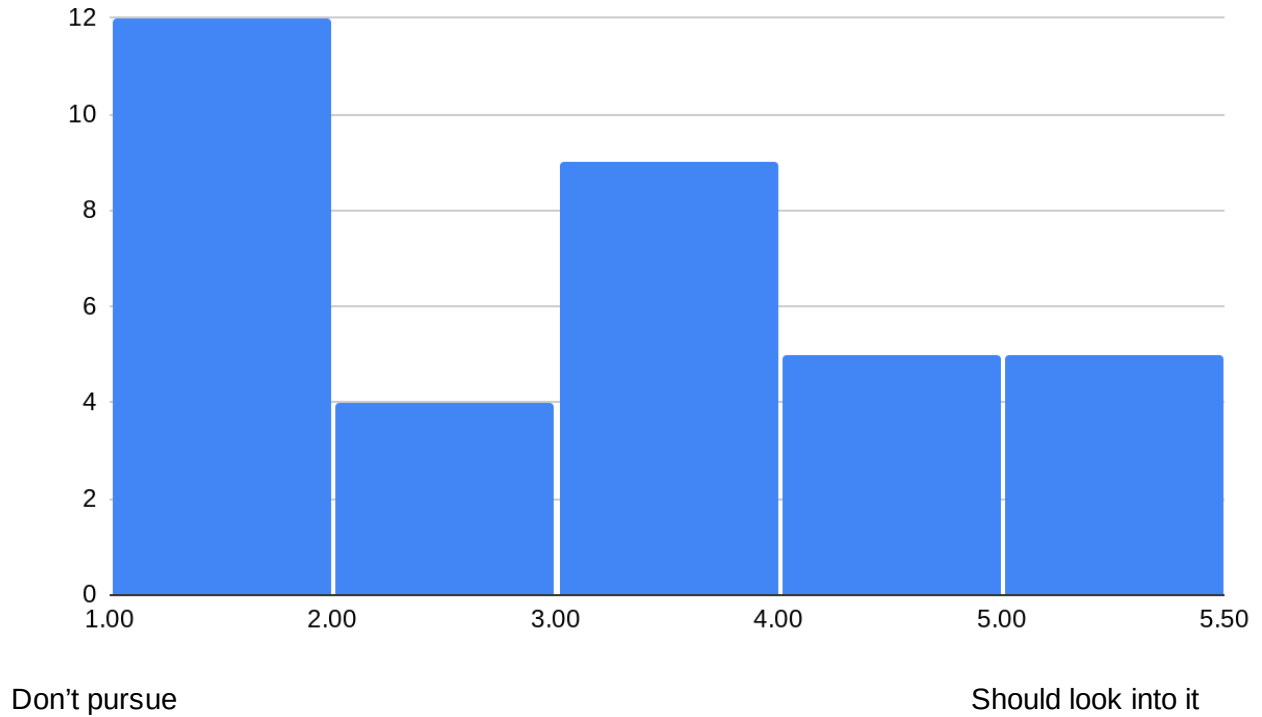


Don't pursue

Should look into it

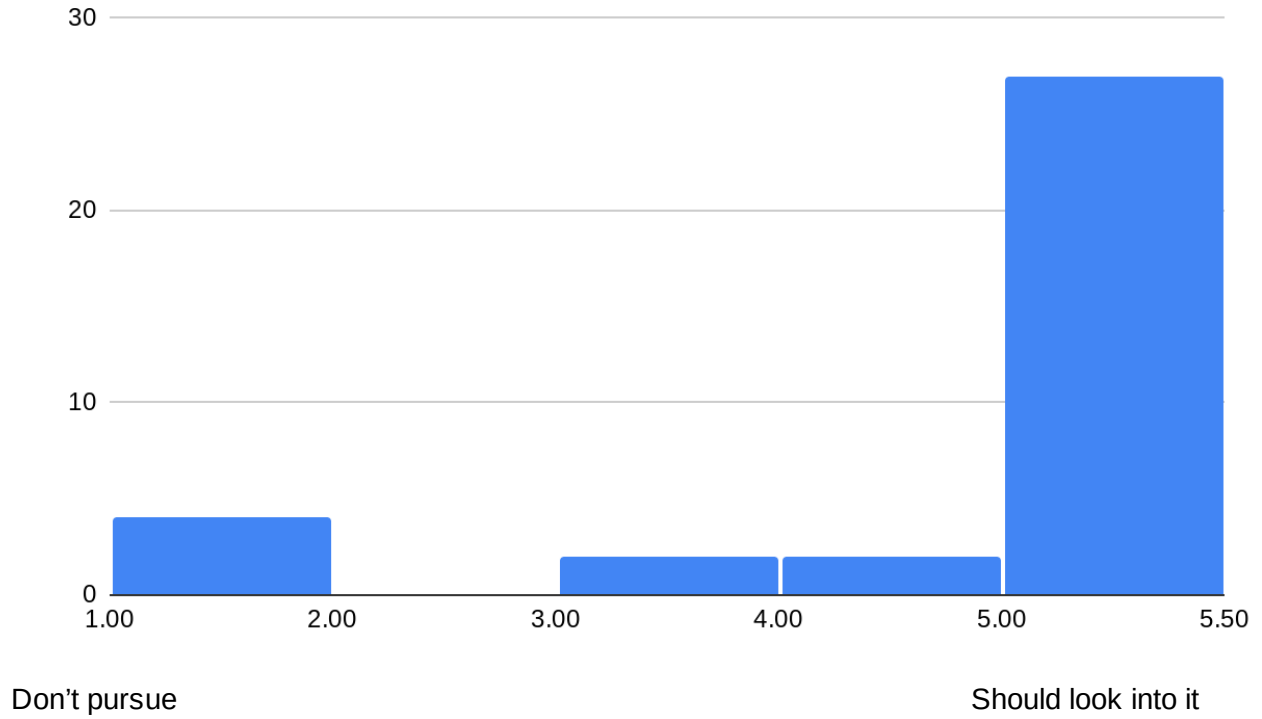
Tapitio common area pickleball courts: install a concrete pad for two pickleball courts. Pickleball is a fun sport that can be enjoyed by players of all ages and doesn't require excessive space to play. Two courts could be installed next to each other in the area just east of Red Rock Drive. Trees could be planted around the courts to help screen the courts from nearby homes.

Tapitio Common Area Pickleball Courts



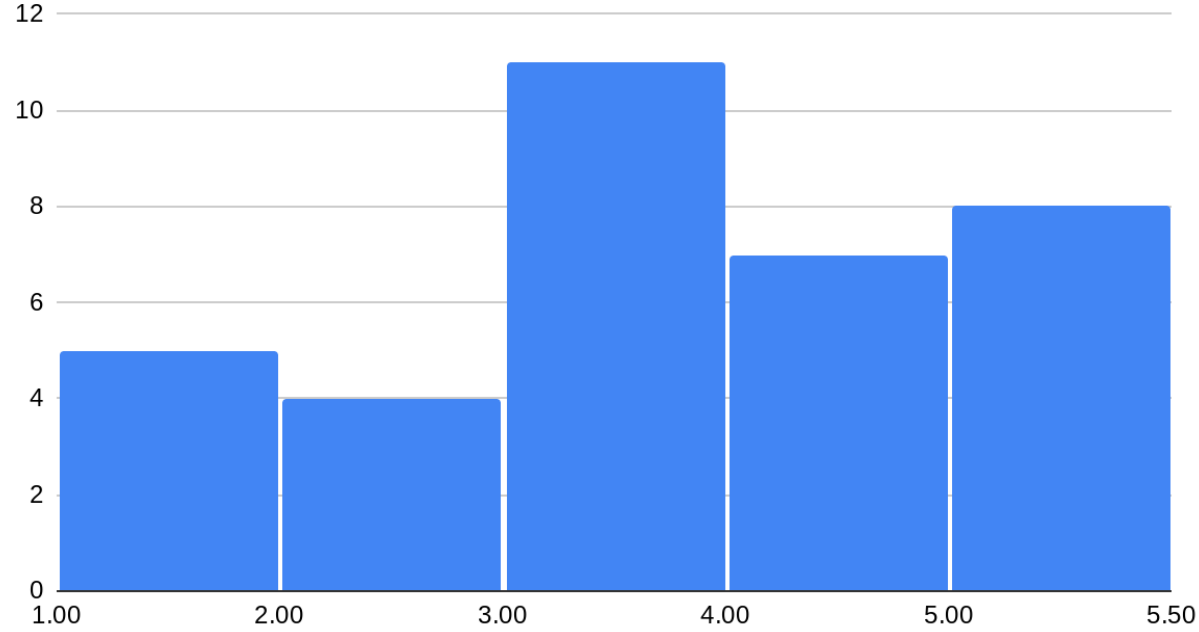
Park in the east section of the neighborhood: the developer has discussed the option of providing space for a park in the area of the neighborhood currently being developed. A park would probably be 0.5-1 acres and could include grass, trees, a small playground, and a shaded pavilion.

Park in the East Section of the Neighborhood



Neighborhood east entrance: when the developer builds a road and bridge connected the neighborhood to Lewisville Highway, the HOA will provide input into what that area will look like. For this option, “1” represents the minimum functional road and bridge while “5” represents a nicely landscaped area that would be a beautiful feature for the neighborhood but would be more expensive to maintain. (Note that the HOA doesn't get to make the design decisions as that belongs to the developer, but we can at least provide input.)

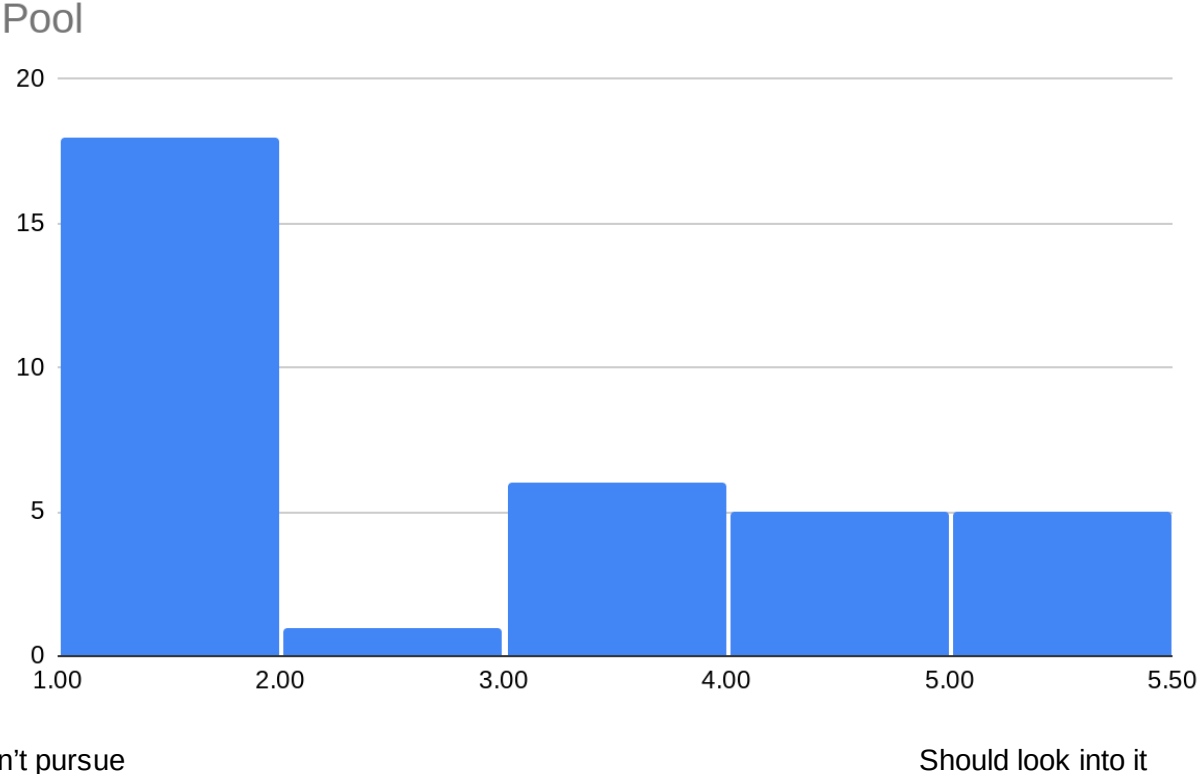
Neighborhood East Entrance



Minimum functional road and bridge

Nicely landscaped area (higher maintenance cost)

Pool: this option would also require space in the undeveloped portion of the neighborhood (perhaps in the same space as the park). Obviously, this option would involve greater costs, and would probably require increasing HOA dues. But maybe there is a way to get a reasonably small pool that could be a benefit to the membership without being an excessive burden.



Note: Not all comments entered in the survey are shown below, and some comments have been edited slightly. The comments included were limited to those that are most representative and relevant to the HOA. Every comment was reviewed by the Board of Directors. Some comments anticipate a response by the Board of Directors, and answers to some questions will be provided in forthcoming communications. If you have a specific concern that you feel should be addressed by the HOA, please feel free to contact the Board of Directors directly by emailing BoD@FairwayEstatesIdaho.org.

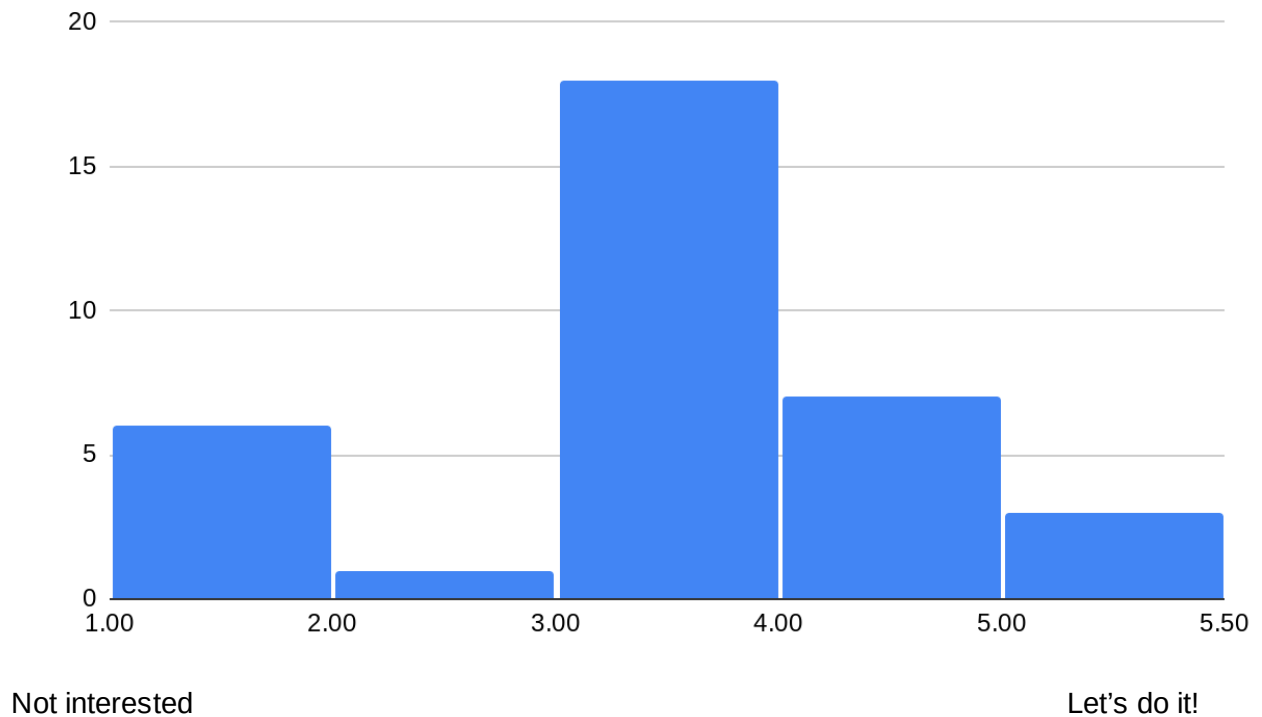
Do you have any other ideas for projects/plans for any HOA common areas?

- We need a legitimate park type option for our children. There is NOWHERE in the neighborhood right now for children to play (besides their own yards).
- Multi-use Sports court in a park.
- Regarding pool: Much needs to be considered by HOA and taking on the responsibility of liability insurance, maintenance, increase cost of Homeowners association fees, etc.
- Paved walking path / bike path from Fairway Estates that would connect to sidewalks leading up to the Greenbelt.
- A neighborhood entrance sign on Pevero Dr.
- Park needs basketball court. Love the current ideas.
- I think it makes sense to build a Park area on the east side. The area up around Red Rock drive already has a sizeable investment and it would make sense to balancing for the residents on the east side, as we are about 2 miles apart by allowable paths. One Park feature that should be considered is a hill. Even if only 10 ft tall, it offers a low maintenance way to provide a lot of activities.
- I would like to see trees planted, spaced out along common area, 5) Green strip on Pevero Dr behind Rock Hill Circle.
- I would like to see playground equipment with afternoon shade in the Tapitio common area. It would be a great draw for neighborhood kids and Mom's to socialize and make good use of the common area.
- I think the Fairway entrance shouldn't receive the level of landscaping currently expended. Most of the people that use that entrance are not part of the HOA. Minimal care to keep it nice and functional is adequate.
- Small fenced dog park section of the proposed park.
- Just some trees in the western section of the Tapitio common area would be great.

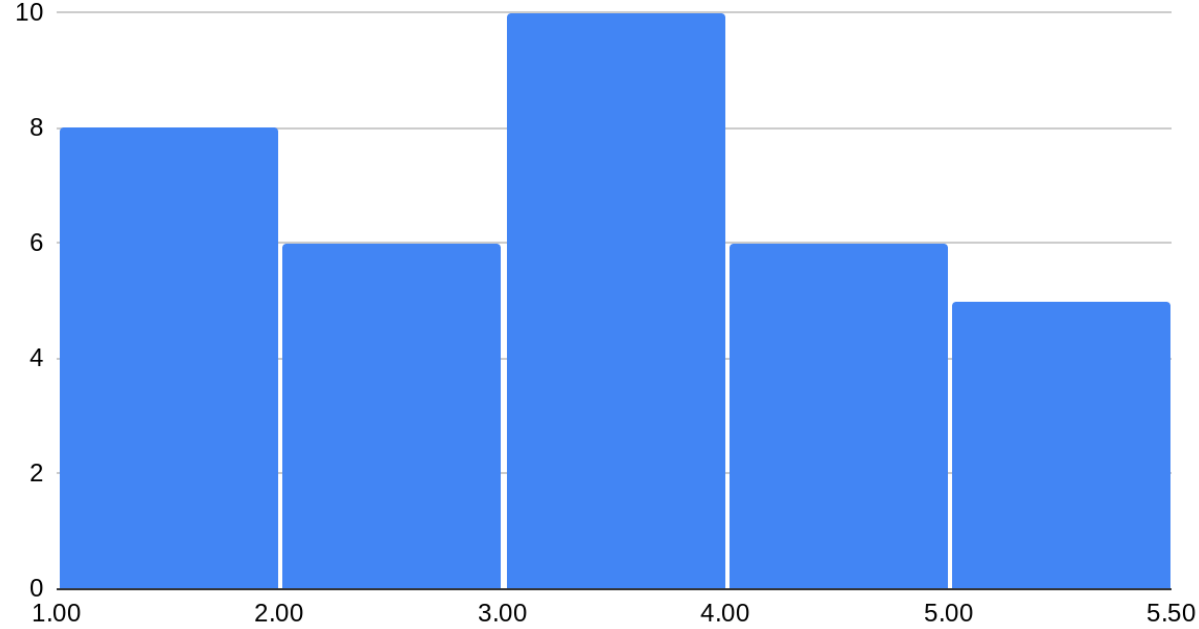
Events Section of the Survey:

The instructions provided with the survey related to potential HOA-sponsored were the following: Part of the purpose of the HOA is to facilitate connections and camaraderie between all of us as neighbors. Several events have been proposed, many of which could take place on an annual basis. Please indicate your interest level in taking part in the following events, on a scale of 1 (not interested) to 5 (would definitely be involved in this) (and 3 being it does not matter to you either way).

Neighborhood Garage Sale



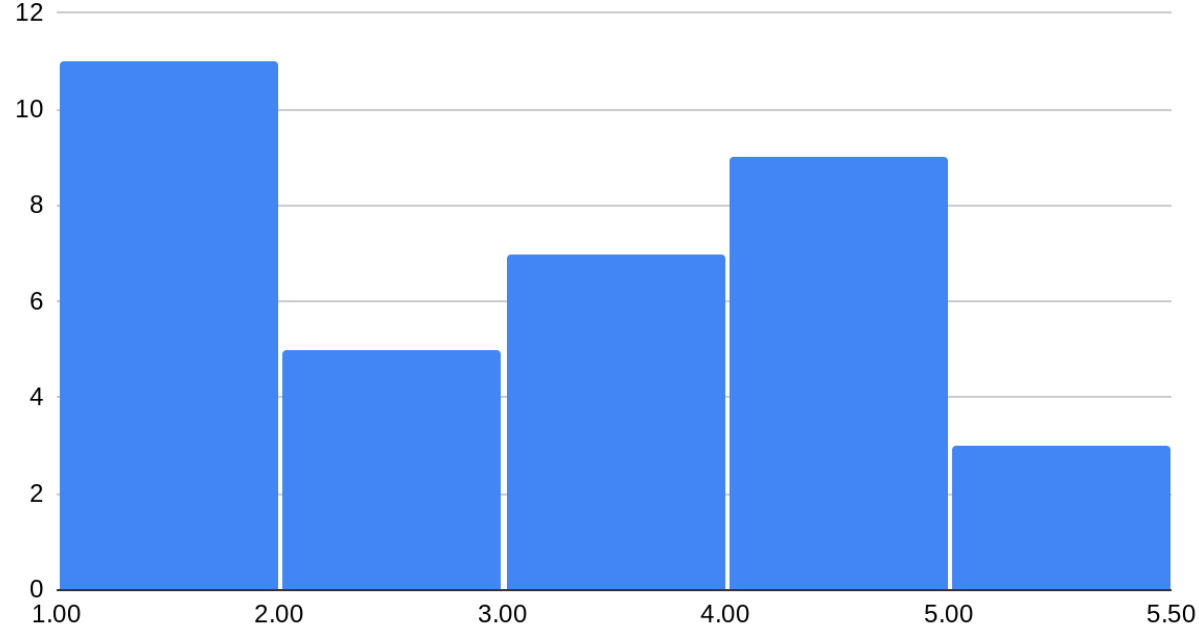
Patriotic Pancake Breakfast (Memorial Day or 4th of July)



Not interested

Let's do it!

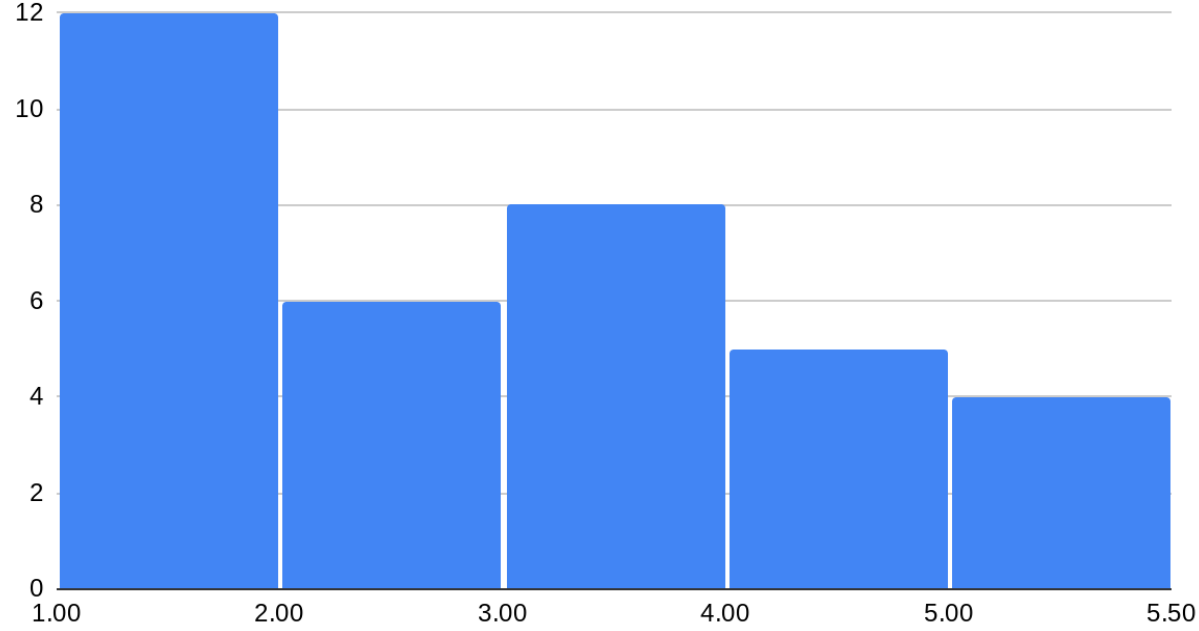
Halloween and/or Christmas House Decorating Competition



Not interested

Let's do it!

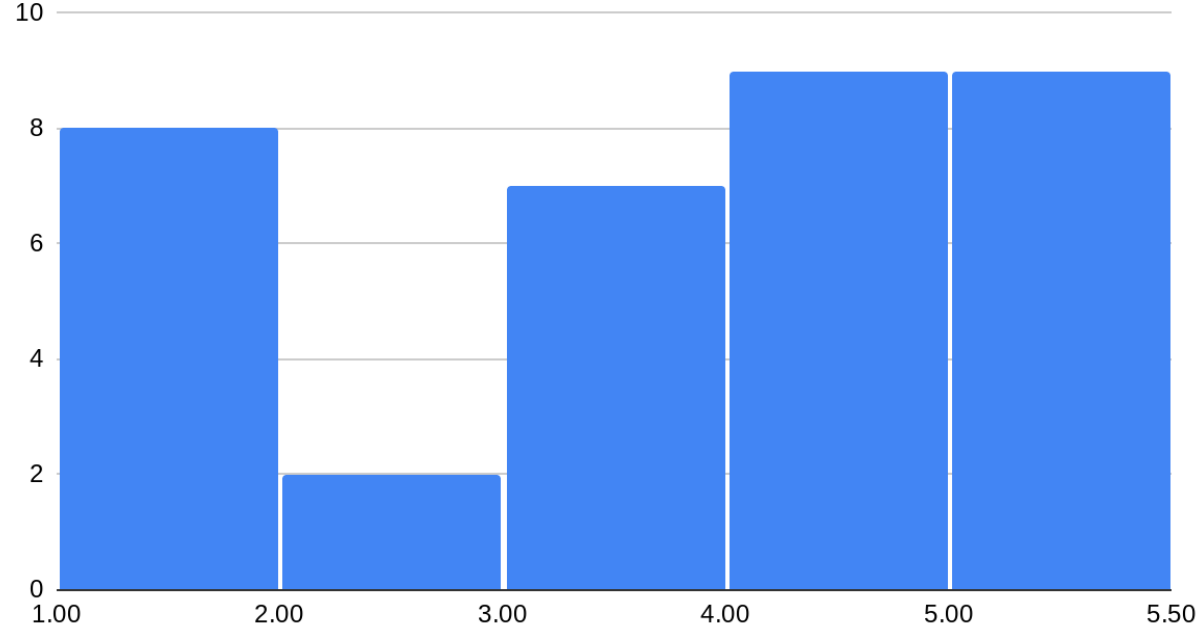
Thanksgiving 5k Turkey Trot



Not interested

Let's do it!

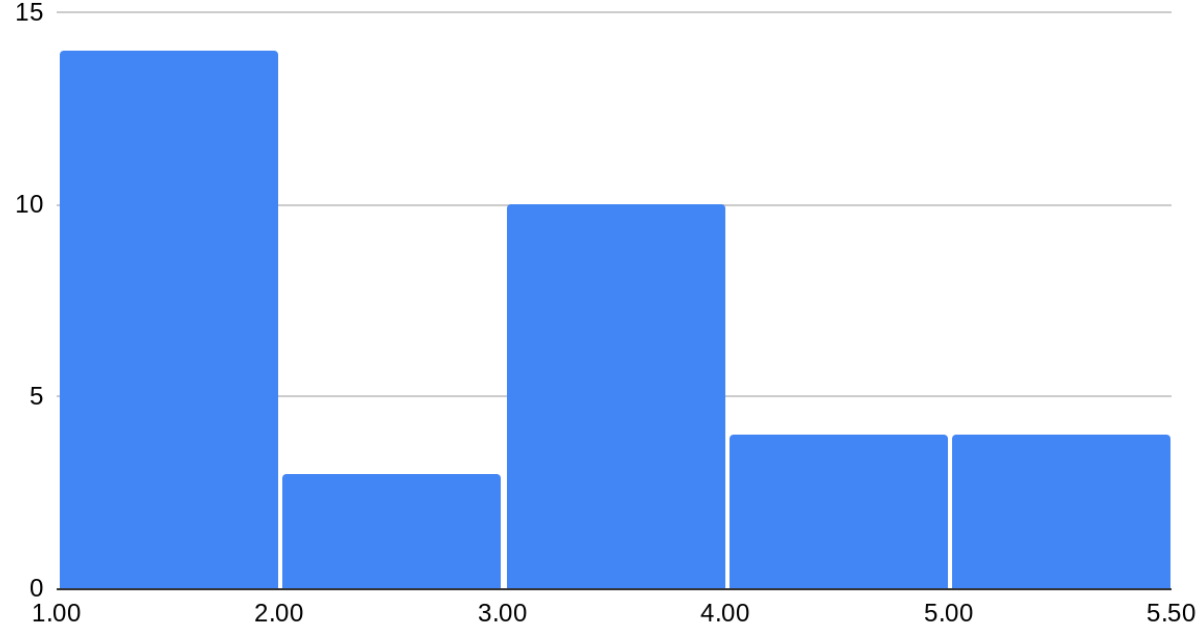
Outdoor Block Party / Ice Cream Social



Not interested

Let's do it!

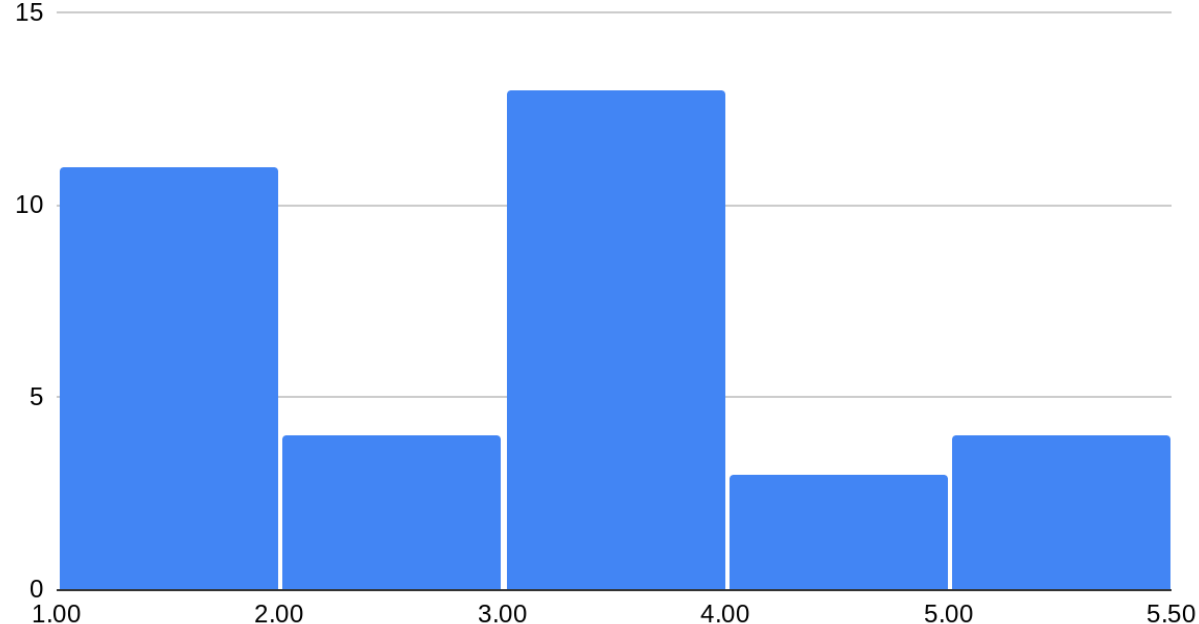
Golf Tournament



Not interested

Let's do it!

Easter Egg Hunt



Not interested

Let's do it!

Do you have any other ideas for events the HOA could sponsor?

- Random awards for best kept lawn, etc.
- Food Drive, sponsor an annual clean up day or sponsor a roadway or park for clean up. Also, consider an annual or biannual drive to collect monies to fund projects that will help in cost of projected/planned projects.
- Pickle ball tournament.
- Perhaps a neighborhood service project for one of our neighbors.

HOA Volunteer Opportunities Section of the Survey:

Thank you to all those who volunteered to serve as part of the HOA. We received volunteers to serve on each of the following committees:

- Design committee: reviews proposed home projects to ensure standards are maintained.
- Events Committee: plans events for the HOA membership (such as those shown above).
- 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.

The work of these committees is now ongoing. If you would still like to serve in some volunteer capacity, please let us know by emailing BoD@FairwayEstatesIdaho.org.