



Fairway Estates HOA Newsletter

Fourth Edition: January 2022

Annual Meeting and Election

The annual meeting and election for the Fairway Estates Homeowners Association (HOA) took place on Thursday, November 4, with about 35 people in attendance. Thank you to all who were able to attend and share your thoughts with us. The meeting was the conclusion of the annual election. Full election results are available at NorthFairwayHOAElection.net. A summary of election results is the following:

- Tyson Williams, as the incumbent and only one running for a position on the Board of Directors, was re-elected to serve on the Board.
- The HOA membership voted to research options to transition out of continuing to maintain the entrance areas on Fairway Blvd and La Quinta.

Fairway and La Quinta Entrances

As mentioned, during the annual election the HOA membership voted to work towards transitioning maintenance of two neighborhood entrances to the adjacent homeowners and/or the city of Idaho Falls. The HOA has maintained these areas for many years even though the HOA does not own any land in the areas and the homes near the entrances are not owned by HOA members. A committee is being established to work with the Board to research options and move forward with the best solution for the HOA and the neighborhood. If you are interested in being part of this committee, please email the Board of Directors at BoD@fairwayestatesidaho.org.

New Contractor for Common Area and Townhouse Maintenance

During November and December, the Board of Directors sought quotes from various landscaping contractors in the area for maintenance of the common areas and townhouses. The HOA serves as the Contract Agent for maintenance of the townhouses in the north end of the neighborhood (mostly on Tapitio Drive). New quotes were solicited in an effort to keep costs low for everyone. As a result, YardTech Inc. started their term for maintaining common areas and townhouses as of January 1, 2022. Townhouse owners have received additional information about the transition.

Winter Reminders

During the winter months it is especially important to minimize the time that cars are parked on the street to ensure that plows can have access to keep streets free of snow. Following a City declared snow event, cars parked on the street may be ticketed and towed by the City. Let's do our part and keep vehicles off the streets and sidewalks of the neighborhoods. Have a safe and happy winter!

HOA Finances

To keep the membership informed of the financial condition of our HOA, a summary of HOA finances is provided below. A financial summary will be shared with the HOA membership every year in January. If anyone would like more details, please email the Board of Directors.

2021 Income from Dues: \$49,050

2021 Expenses:

- Annual meeting: \$179.30
- Association management: \$4,800
- Common area maintenance: \$25,545.49
- Office and administrative: \$1,738.80

- Utilities: \$3,167.62

Total expenses: \$35,431.21

Current bank balance (as of 12/15/21):

\$29,859.52

2021 Year in Review

The year 2021 saw a lot of developments for the HOA and for the Fairway Estates neighborhood. 2021 was the first year with a new Board of Directors elected from homeowners in the neighborhood. The following are some of the highlights that took place for the HOA in 2021:

- HOA membership and homeownership records were reviewed with an emphasis on making sure the HOA has accurate contact and balance information and encouraging members to reconcile large balances.
- The Board created and maintains the HOA website (<https://fairwayestatesidaho.org/>) and continues to communicate to the membership via quarterly newsletters.
- Two surveys were administered to obtain the views of the HOA membership on covenants, conditions, and restrictions (CCRs), possible common area development plans, and HOA events. Results of those surveys are available on the HOA website.
- The following committees were established to help administer the HOA duties: Design Review Committee, Events Committee, CCR Committee, and Election Committee.

In addition to developments specific to the HOA, there have been some developments in the Fairway Estates neighborhood as well:

- Neighborhood infrastructure and new homes have been built at a rapid pace in the east side of the neighborhood. Welcome to all the new move-ins! It is good to have you in the neighborhood!
- As you may have noticed, construction has started on the bridge connecting the Fairway Estates neighborhood on the east side to Lewisville Highway (5th East). The bridge is scheduled to be finished around March or April 2022, but it will be

several additional months until a road is built on the west side of the bridge to allow for community traffic.

2022 Look Ahead

With a new year upon us, it is always nice to take a step back and see where we are headed and make some goals for the coming year, and the HOA Board of Directors would like to do the same. Here are some plans and priorities for 2022:

- Design review committee: continue to review plans for new homes and improvements to homes.
- CCR committee: establish processes for handling CCR complaints and non-compliances.
- Events committee: planning a summer social event and looking into other events and activities.
- Entrance maintenance turnover committee: research options for transitioning away from maintaining entrances as described above.
- Development plans: looking into improvements in the common areas and working with the developer to establish a location for a neighborhood park in the portion of the neighborhood being developed.
- General: be responsive to the HOA membership and diligently manage HOA funds. Register the HOA as an official entity.