



Fairway Estates HOA Newsletter

Sixth Edition: July 2022

Entrances Update

Last November, the HOA voted to explore turning over maintenance of the Fairway Blvd and La Quinta neighborhood entrances. Several meetings have occurred involving the Board of Directors, the Entrances Committee, the city of Idaho Falls, and neighbors in the non-HOA portion of the neighborhood. Recently, the HOA Board of Directors and Entrances Committee members sent a letter to almost 200 homes in the non-HOA portion of the neighborhood informing them that the HOA will no longer maintain the Fairway Blvd and La Quinta entrances to the neighborhood as of July 31. It may be possible for a Community Maintenance Organization to be established to continue to maintain the area as a green space. Otherwise, responsibility for the maintenance of the Fairway Blvd entrance will be turned over to the city of Idaho Falls, who will allow plants to die and backfill the area with rocks. Based on current progress, it looks likely that maintenance will be turned over to the city. Anyone who has an interest in helping to maintain the entrances can email fairwayestatesif@gmail.com and/or take the survey available at <https://forms.gle/McPK6jdkxTd7oyhHA> (or use the QR code below to access the survey).



Use of HOA Common Areas

Common areas are for the enjoyment of all residents and should not be used as an extension of any lot by storing items or erecting any structure in these areas.

The HOA currently maintains the following five common areas:

- Green space between Tapitio Drive and North Pointe drive.
- Entrance to the neighborhood at Hawk Hollow Drive.
- Entrance to the neighborhood at La Quinta Drive (maintenance will soon be turned over as described in the Entrances Update article).
- Entrance to the neighborhood at Fairway Boulevard (again, maintenance will soon be turned over).
- Grass strip along the east side of Pevero Drive north of Rock Hollow Lane (this green strip will continue north along the road as the neighborhood is developed and the road is extended).

These common areas are for the use and enjoyment of the HOA members. If you would like to plan an event (for example, neighborhood party or family gathering) utilizing common area space, please inform the Board of Directors via email at BOD@fairwayestatesidaho.org. If you notice maintenance needs in a common area or have any ideas for improvements to be made to common areas, please notify the Board of Directors via email.

Maintenance of Lots

All owners are required to maintain their lots regardless of home construction status. The HOA has been in receipt of a growing number of complaints regarding weed intrusion from unimproved lots or homes awaiting landscaping. The HOA believes in settling these at the lowest level possible by talking with your neighbors, but we are aware that some homes and lots have been reported to City Code Enforcement for action. Please be courteous to your neighbors by maintaining your lots and yards to reduce the spread of noxious weeds and other invasive species; this will also aid in preparation and maintenance of landscaping in the long run.

Idaho HOA Legislation

On July 1st, Idaho State House Bill No. 703 (Homeowner's Association Act) went into effect.

The Board of Directors has reviewed the changes associated with this new Act and has determined that there are no actions or changes to current policies or enforcement of CCRs that require adjusting at this time. The major aspects of the bill include:

- Allowance and limitations associated with Solar Panels, Flags, and Political Signs
- Processes for fines and HOA liens
- Administration of the HOA.

Annual Meeting and Election

The HOA annual meeting and election will take place on Thursday, November 3 in accordance with the CCRs. The annual meeting will be the conclusion of the annual election. In accordance with the CCRs, one Board Member seat is up for election each year. This year Jeremiah will be finishing his term and will be up for re-election. If you are interested in running for the open position on the Board, please send an email to BOD@fairwaystatesidaho.org. More details on the annual meeting and election will be included in the October edition of the newsletter and will be available on the HOA website at fairwaystatesidaho.org.