



Fairway Estates HOA Newsletter

Seventh Edition: October 2022

Annual HOA Meeting

The annual HOA meeting will be held at 7:00 p.m. on November 3rd at the Idaho Falls Activity Center (1575 N Skyline Dr), east room. All HOA members are welcome and encouraged to attend. Light refreshments will be served. This is your opportunity to meet your neighbors and publicly voice your opinions. If there are specific topics you would like to see addressed, please email us at bod@fairwayestatesidaho.org We prefer the meetings to be interactive with the members rather than just the Board members talking. Topics that will be covered include:

- HOA Finances
- Neighborhood Entrances
- Lewisville Highway Bridge
- Common Areas/Parks Committee
- Exploring splitting the HOA (separate into North and South/East sections)
- Updating the CCRs/ Enforcement

Communications with the Board

The Board is responsible for conducting the business of the association. Thus, we try to maintain awareness of neighborhood issues and understand what the members want. However, this is very difficult without input from the members. The Board receives many emails regarding routine HOA business and complaints about how business is being conducted or how CCRs are enforced. Without adequate input representing the entire membership, the Board has limited ability to act in the entire membership's interest or desires. Please provide your thoughts on how the HOA is being managed and any improvements or changes that you would like to see. The Board of Directors can be reached via email at bod@fairwayestatesidaho.org

Annual HOA Election

The annual meeting will conclude the voting period for the open Board of Director position. Last year there were some misunderstandings regarding the voting process. While votes from 25% of all homeowners are required to meet the minimum for a quorum, only a majority number of those 25% is needed to elect a Board member. The failure to certify a vote (due to lack of quorum) only prolongs the process and costs the HOA members more money (mailings) to hold each additional vote until one can be certified. Additionally, no seat would be vacated as the CCRs (4.9.b) state "The members of the Board shall hold office until their successors have been elected and hold their first meeting".

Serving as a volunteer on the Board is a great opportunity for HOA members to be involved in the management and future of the HOA. The term of the current Board President is expiring and there are currently no candidates to fulfill the position. If you are at all interested, please step up and volunteer! To volunteer, please send an email as soon as possible including a brief statement on how you envision the HOA being managed to NFairwayHOAElection2022@gmail.com. Voting materials will be available on October 20 on the election website at NorthFairwayHOAElection.net. A reminder to vote online will be sent out via email on that date and online and drop-box voting will become available. If you would like to be included in the reminder email, but don't currently get emails from the HOA, please send an email to the Board so we can add your email address to our list. All voting closes at the Annual Meeting.

Entrances Update

As a follow-up to the July newsletter (posted on the website, FairwayEstatesIdaho.org), many members have expressed ongoing interest in the Fairway Blvd and La Quinta neighborhood entrances. As part of turning over maintenance of the entrances, the HOA ceased maintenance of these entrances on August 1 and is in the process of turning over utilities to neighbors near the entrances. Some neighbors are putting together a group to take care of ongoing maintenance, and voluntary donations will be sought for this purpose. If you are interested in assisting with this organization, please email the Board and we will provide contact information.

Townhouse Billing Clarification

To the townhouse owners, we realize there can be some confusion about billing. We appreciate your patience with any issues. To clarify, each month you will get a bill for the ongoing townhouse maintenance cost, which has been \$60/month for several years. (As a side note, next year, the monthly cost for maintenance will go up; the Townhouse Maintenance Committee is working with the Board to establish a contract for maintenance in 2023.) In addition to the monthly invoice, you will get an additional invoice in January and July of each year for the HOA fees. These same fees are paid by all homes in the HOA. Feel free to contact the Board via email if you have any questions and we will get any invoice and billing issues sorted out.

August Ice Cream Social

On August 27, the HOA hosted an ice cream social with Reed's Dairy ice cream at Freeman Park. There was plenty of ice cream for all who came and we had a great time on a nice summer evening. Thanks to all who were able to make it. We are hoping to host a similar event next year.

Common Area/Parks Committee

Several ideas have been proposed for completing projects in the HOA common areas as an investment to increase the benefit they provide to the HOA membership. In addition, the HOA is looking to obtain land in the eastern part of the neighborhood currently being developed for the purpose of creating a park (either maintained by the HOA or given to the City to maintain). The Board of Directors is looking to establish a committee to research options and plans related to these green spaces. If you are interested in being a part of this committee, please email the Board or express interest in person at the annual meeting.

Design Review Reminder

When you are making changes to your house or yard, please remember that many changes require design review, including the following:

- CCR 3.2: Visible improvements on the property (including construction of new homes and significant visual changes to existing homes).
- 3.19: Installation of fences (Yes, there are requirements).
- 3.21: Landscaping plans (landscaping to be completed within six months of completion of the house).
- 3.23: Detached structures (Sheds/ Pergolas).

In previous years, the submission and completion of design reviews has not always been consistent with HOA requirements and guidelines, but going forward this is the expectation. If there is a question whether plans need to be submitted for design review, please ask. You may submit questions and design reviews via email to the Board of Directors. Please encourage your neighbors who are considering projects to submit plans as well, as some may not be aware of the requirements.