

#### Electronic Communications



The HOA is in the process of transitioning to electronic communications in order to save costs. Thus, this newsletter and invoices for dues payments are being sent out only by email to those who have signed up for electronic communications. We are trying out a new email system as part of that transition. You may opt in to receive only electronic communications by going to <https://forms.gle/d74h7pXLgJNWgMDk9> or scanning the QR code above.

#### Neighborhood Development Update

The HOA Board works to keep apprised of new development progress in Fairway Estates (east of the golf course). Sales of new lots have slowed in the first half of 2023. Many people in the neighborhood are anxious to have a new entrance to the neighborhood from Lewisville Highway, but before that can happen some conditions will need to be met: 1) market conditions will need to improve so additional lots sell, allowing the next division of development to move forward; 2) the developer will work with the city and county to potentially modify Lewisville Highway to include pull out lanes for people turning into the neighborhood from each direction; 3) the city needs to approve plans for the entrance road.

#### HOA Election November 2023

The HOA annual meeting will take place Thursday, November 2. The position of Kellen Giraud, the current HOA secretary/treasurer, is up for election and Kellen currently does not intend to serve another three-year term. Volunteers are needed to step forward for potential election to the Board. Candidates must submit a candidate statement of 250 words or less to the Board via email ([bod@fairwayestatesidaho.org](mailto:bod@fairwayestatesidaho.org)) by September 15 to be placed on the ballot for the November election. Please consider serving on the Board as an opportunity to make a lasting influence for good in the neighborhood and community.

#### CCR Committee Update

The CCR Committee has been actively meeting with several members of the committee working together to determine how best to apply and enforce the CCRs, as well as explore options for potentially changing the CCRs in some areas. Further updates and opportunities to provide input will be offered in the future before any changes are made. Please reach out to the Board via email if you would like to work with the CCR Committee.

### August Board Meeting

The Board of Directors will have a meeting open to the HOA membership on Thursday, August 3 at the Idaho Falls Public Library at 7:00 p.m. Any HOA member is welcome to attend the meeting. An agenda will be provided, and it will include time for attendees to bring up questions or topics for discussion as time allows.

### Parks Committee Update

The Parks Committee has met several times in recent months. Some members of the HOA, the Committee, and the Board are currently exploring the potential to create a park in the yet undeveloped portion of the neighborhood in cooperation with the developer and the city. Based on the current pace of development and plans of the developer, it will probably be a few years before the creation of a park is considered. For now, the committee is focused on exploring funding options for a potential future park and potentially developing current common areas into more usable spaces.

### Effort to Modify the HOA

Some signs were posted at neighborhood entrances and flyers were delivered to houses in the neighborhood in April promoting a petition to amend, restate, replace, terminate, or supersede the current covenants, conditions, and restrictions (CCRs) governing the HOA. For clarification, that effort was not sponsored by the HOA or the HOA Board and no HOA funds were utilized in that effort. It was arranged by individual HOA members. The results of that survey have been shared with the Board and will be used by the CCR Committee. That grass roots effort to take the pulse of the neighborhood is appreciated by the CCR committee. Please note that any actual change of the HOA CCRs must be completed in accordance with the process outlined in the CCRs, which involves 66% of the Owners of Lots signing an instrument to change the covenants in whole or in part.

### Fairway Boulevard Entrance Update

While the Fairway Boulevard neighborhood entrance is not within the HOA, many HOA members still have an interest in the entrance being adequately maintained. After the HOA ceased maintenance at the end of last summer, the area fell into disrepair early in the season this year. The city has now agreed to maintain the entrance at a level much reduced from previous years, with the possibility that some aspects of the entrance may be permanently changed based on the desire of the city to reduce long-term maintenance costs. The HOA Board is exploring the possibility of creating a Fairway Entrance Maintenance Committee which would coordinate the maintenance of the entrance, including possibly using voluntary contributions from willing households within the neighborhood (not HOA funds from assessed dues) to assist in maintaining the entrance.

### Ownership of Common Areas

Areas of land currently maintained by the HOA (Tapatio/N Point common area, Hawk Hallow entrance, and Pevero common area) had previously been owned by Cambridge Development. Cambridge Development recently deeded over ownership of these common areas to the Fairway Estates HOA for the HOA to maintain in perpetuity as established in the CCRs.