

Fairway Estates HOA Newsletter
Eleventh Edition: October 2023
FairwayEstatesIdaho.org

Annual Election

The HOA needs your vote! Please visit FairwayEstatesIdaho.org to vote today. We need to have enough votes to fulfill a 25% of membership quorum requirement for the election, so please take a few minutes today to vote! The ballot has been included in this communication. There is one (1) item on the ballot: an open position on the Board of Directors. A candidate statement appears on the ballot. Any vote (including 'abstain' or write in candidate votes) counts toward the 25% quorum requirement. We have had trouble getting 25% participation in the past and to re-run the election due to a lack of votes costs us all money, so please vote today. There are four ways to vote: 1) via a form online available via a link on the website homepage (preferred); 2) by mail by returning a ballot form to PO Box 50635, Idaho Falls, ID 83405; 3) by placing a ballot in one of two ballot boxes as directed on the ballot; or 4) by voting in person at the annual meeting (see meeting details below, votes must be submitted by 7:20 p.m. in order to be counted). Voting online in advance is preferred, even if you plan to come to the meeting. If you have any questions or have any problems voting, please email the Election Committee at: nfairwayhoaelections@gmail.com.

Annual Meeting

In association with the election, the annual meeting of the HOA will take place on Thursday, November 2 at 7:00 p.m. at the Idaho Falls Activity Center (1575 N Skyline Dr). We invite and encourage all HOA members to attend the meeting. The meeting will follow an agenda and meeting rules will be in place to ensure order. Time will be provided for questions and comments from the membership in attendance. Times will be limited to ensure all topics and viewpoints receive adequate attention. The following topics, at a minimum, will be addressed during the meeting:

- Annual election results
- HOA finances and budget
- Exploring the possibility of splitting the HOA
- CCR compliance
- Use and maintenance of HOA common areas

Design Review Committee

A vacancy has opened up on the Design Review Committee, which has the responsibility of reviewing new home construction and improvements in the HOA to ensure projects comply with CCRs and are in keeping with the aesthetics of the neighborhood. For full details on the Design Review Committee, reference Article VI of the CCRs (available on the Resources page of FairwayEstatesIdaho.org). If you are interested in volunteering to be on the Design Review Committee, please let the Board know via email at BOD@fairwayestatesidaho.org.

Election Committee

We have an Election Committee with three members who officiate over the election. It would be nice to have more involvement on the committee. If you are interested in serving on the committee, please reach out to the Board at BOD@fairwayestatesidaho.org.

HOA Finances

The Board has been reviewing finances for 2023 and working to establish a budget for 2024. In the process of evaluating finances, it has become clear that for 2024, expenses are projected to slightly exceed income. To resolve this situation, the Board is working to: 1) ensure that a small portion of membership not up to date in dues payment is caught up as soon as possible; 2) control expenses to the extent possible; 3) begin charging interest starting in 2024 for late dues payments; 4) charge dues to owners of vacant lots (historically and currently only lots with completed houses have been required to pay dues); and 5) explore raising HOA biannual dues from \$60 to \$70. These issues will be discussed at the annual meeting and a financial summary report will be provided to the membership in early 2024. If you have any questions related to your current dues balance for the HOA, please contact the bookkeeper via email at FairwayEstatesIdaho@gmail.com.

East Entrance to the Neighborhood

The bridge has been completed that will eventually connect the neighborhood to Lewisville Highway (5th East), and this should occur when development of the neighborhood allows completion of the road to the bridge. The current design for that road calls for several islands to be built in the middle to serve as natural speed checks to traffic coming into the neighborhood and to beautify the entrance to the neighborhood. The city of Idaho Falls requested the developer to work with the HOA to ensure the islands will be maintained for the long term. Thus, the Board provided a statement to the developer indicating that the HOA will care for the islands over the long term. In addition, the Board requested to be involved in the design of the landscaping, and the developer agreed to include the Board as plans mature. The cost to install this landscaping will be borne by the developer.

Fairway Entrance Committee

A committee is being established to help oversee efforts to maintain the Fairway entrance to the neighborhood, which has been maintained by city of Idaho Falls crews this summer. The committee will include and involve those in the HOA and those not in the HOA that live near the entrance and may have an interest in maintaining it. No general HOA funds will be used to fund maintenance efforts. A separate fund is being established to supplement efforts of the city to maintain the entrance. The committee will help to organize efforts and address any issues to ensure this large and beautiful entrance to the neighborhood is maintained as a beautiful highlight to the neighborhood instead of an eyesore. If you are interested in serving on the committee or assisting with the care of the entrance in any way, please email the Board at BOD@fairwayestatesidaho.org. More details will be sent out at a later date by the new committee.

HOA Split Exploration Committee

A committee is being established to explore the possibility of splitting the HOA based on the two different sections of the HOA, the north end of the neighborhood and the south/east end of the neighborhood. If you are interested in serving on this committee, please email the Board at BOD@fairwayestatesidaho.org.

CCR Committee Update

The CCR Committee has been meeting regularly to discuss the potential to modify the CCRs and enforcing the CCRs. The committee has reached out to some homeowners to address CCR compliance issues. It is hoped that most CCR compliance issues can be addressed in a neighborly way. For some common CCR compliance issues, feel free to use the letters posted on the "Resources" page of FairwayEstatesIdaho.org as a resource in addressing issues with neighbors.