

Electronic communications and billing

Please consider signing up for electronic communications and a form of automated bill pay. Electronic communication includes receiving newsletters and election ballots by e-mail. There are a few options for automated dues payment. Participation in these will save you and the HOA both time and postage. To do either, or to learn more, please contact the bookkeeper at fairwayestatesidaho@gmail.com or by writing to her (Angie) at: Fairway Estates HOA, PO Box 50635, Idaho Falls, ID, 83405.

Annual Election

The HOA Annual Meeting and Election occurs Thursday, November 7th. It is tentatively planned for 7:00 PM at the Idaho Falls Activity Center (1575 N Skyline Dr.). Candidates for HOA Board of Directors can send a candidate statement (250 words or less recommended) to bod@fairwayestatesidaho.org. Statements are due by September 1st, in time to be placed on the ballot.

Tyson Williams' three-year term is up this Fall and Tyson is currently uncertain of his intent to serve another three-year term. Please consider serving on the HOA Board, it is an opportunity to make a difference for good in our neighborhood and community. If you are interested in learning what you would be doing as a Board member, feel free to contact a member of the Board.

Sage Lakes Golf Course

Please read the letter on the HOA website Resources page ([May 1 2024 letter to SLGC Neighbors](#)) regarding Sage Lakes Golf Course property and some upcoming events. We were asked to share the letter and a reminder that dumping of dirt, debris, or lawn clippings in the lakes is prohibited, as is walking on the course.

Surveys

Results from an informal survey conducted at the November Election Meeting (completed by 21 of 48 attendees) are on the HOA website Resources page ([Survey taken during 2023 Election Meeting](#)). The small sample size (21) is noted, and we remain interested in the broader membership's opinion.

As a result, a similar survey is included with this newsletter and posted on the website at [Fairway Estates 2024 Survey](#). Your completed survey can be e-mailed to bod@fairwayestatesidaho.org and / or fairwayestatesidaho@gmail.com or mailed to Fairway Estates HOA, PO Box 50635, Idaho Falls, ID, 83405. Please be open and thoughtful in your survey responses, as both the majority and minority opinions are highly valued. Our intent is to represent all interests to the best of our ability, within the constraints of practicality and existing CCRs.

For survey questions requiring a CCR revision to fully implement, please recognize that CCR revisions require a two-thirds majority vote of HOA membership to approve, and that participation in this survey does not constitute an official vote. An official vote could only meaningfully follow:

- identification of broadly supported CCR revisions,
- identification of volunteers to create the revised CCR document, or identification of another means to draft a revised CCR document,
- the actual effort to revise / rewrite the CCR document,
- an effort to assure all proposed revisions are legal,
- an effort to assure all proposed revisions are not otherwise harmful to the HOA, and
- a publishing of the actual wording of the revised CCRs for HOA membership review.

The CCR revision questions are meant to gauge support for the significant effort required to approve new CCRs. Survey results showing two-thirds support do not ensure a revision will be undertaken, completed, or approved. Regardless, the survey results for these questions are expected to help define other Board actions, outside of a CCR revision.

HOA Finances

The Board completed a financial review, and drafted a 2024 budget, in Q1 and hosted a meeting on March 6th at the I.F. Public Library where the results were presented. The audit results and budget are posted on the HOA Website Resources page ([Resources](#)).

The HOA is beginning to place liens on properties of HOA members who are not paying their dues. Incredibly, based on feedback received during our attempts to collect overdue dues, we learned that a few residents took their (unofficial) survey response of ~2 years ago supporting HOA abolishment as license to “opt out” of the HOA. To be clear, the HOA was not abolished and is not going away through a survey vote. Dues are being collected and are expected from all property owners. Unfortunately, this increase in delinquent accounts resulted in a rate increase to cover the shortage. As previously reported, the HOA is returning to a policy of charging interest for past due payments. Please help us avoid the labor intense tasks of collections by paying your dues on time. A sincere Thank You to the ~90% of homeowners who responsibly pay their share promptly.

It was noted in January that the rate increase to \$70 / 6 months was meant to be applied to dues starting in 2024. As the HOA currently collects dues in arrears, the first billing cycle at \$70 should have been the July 2024 bill. As a result, those who paid \$70 in January 2024 should see their July 2024 bill either temporarily reduced to \$60 or at \$70 showing a \$10 credit. Our apologies for this error.

HOA membership audit and 2025 budget recommendation

The Financial Audit and Budget Recommendation team is pending member participation confirmation. The team can audit the books twice annually (completion due by June and December) and can provide a more informed budgetary recommendation to the Board. Also, the team is tasked with keeping our bookkeeper updated on construction and property transfers, so billing is accurate. Anyone interested in participating in any part of the mid-year membership audit and 2025 budget recommendation process should contact the Board at bod@fairwayestatesidaho.org. We are looking to repeat the following process, starting in May:

- a) Identify / list open lots and their owners by plat number. This step includes driving or walking the HOA and looking up (in county records) current owners of open lots (there is a website).
- b) Using the same process list owners and their lots under construction by plat number.
- c) Using the same drive / walk, identify homes with incomplete landscaping by address (these will be reminded of the landscaping requirement).
- d) Update a current membership roster (a copy of the bookkeeper’s billing list) with data from a) & b), plus data from a review of county records listing current owners of the remaining lots. Note: all remaining lots would have completed homes.
- e) Our bookkeeper will then update the billing list / database using this updated roster.
- f) Review an aging summary for addresses not current with membership dues.
- g) Estimate HOA revenue based on a projection of paying and delinquent accounts.
- h) Review Q1 and Q2 2024 (actual) spending.

- i) Provide a draft 2025 budget to the HOA Board.
- j) Using aging summary data, support Board efforts to collect from delinquent accounts in June.

Board position on a “HOA Split”

There has been a recurring suggestion that the HOA Board explore splitting our HOA, creating 2 HOAs (a “North Fairway” and a “South Fairway”). Regardless of HOA membership interest in this outcome, or any merits it may have, the current Board is not willing to invest the significant personal time required to execute a CCR rewrite, initiate the legal review, undertake the risk analysis, and secure a 2/3 vote in favor of executing on all actions required to break up the existing HOA, plus (and simultaneously) write a 2nd set of CCRs (also requiring legal review) while somehow ensuring we will have 3 + 3 electable Board members willing to serve in the 2 HOAs. Even if supported by two-thirds of membership today, nothing can ensure the resultant HOAs would avoid legal action by affected homeowners, nor ensure a better neighborhood. This is not about the merits of the suggestion; it is seen as a task not worth the effort.

Committees

The following committees support the HOA. Committee members are always appreciated for their contribution, and the Board asks that you please consider volunteering some of your time.

- The Election Committee consists of 3 HOA members who officiated over the 2023 election and are expected to return to officiate in 2024.
- The Design Review Committee, currently 2 members (plus a Board member filling the 3rd slot) seeks at least 1 additional member. The DRC reminds everyone to please submit plans for landscaping and all exterior property improvements to bod@fairwayestatesidaho.org. The DRC reviewed and approved, or conditionally approved with recommendations, 10 plans so far this year.
- A CCR Committee met monthly for the past year plus, splitting time between discussing CCR revisions and reported enforcement issues. This committee is being disbanded for the time being, pending the results of the survey. Thank you to all who participated.
- The Events Committee did not organize an event in 2023 due to concerns over finances and has not met for some time. If you would like the HOA to have an event, or want to take part in making something happen, please contact the Board at bod@fairwayestatesidaho.org.

Transferring real estate ownership

Please notify the bookkeeper of any ownership transfers by writing to fairwayestatesidaho@gmail.com or Fairway Estates HOA, PO Box 50635, Idaho Falls, ID 83405. This will initiate your being removed from dues billing after you have sold your property. The bookkeeper will work with the new owner to set up an account. Ownership transfers within North Fairway Estates HOA are charged \$150. This is charged to the new owner for setting up the change in the HOA bookkeeping system.

Townhouse Maintenance *(Townhome newsletter only)*

B&K will continue to be the townhome maintenance provider for 2024. There will be no cost increase at this time but there may be a very minor increase later in the year. Two Board members along with Keven Snell (chairman of the townhome maintenance committee) recently met with Morgan Bodily, General Manager of B&K. We were able to gain a better understanding of each other’s needs as it pertains to the maintenance work B&K does for the townhomes as well as develop a protocol for the

HOA to bring issues that need to be resolved to B&K’s attention. The protocol is for the townhome owner to bring significant issues to the attention of one of the following HOA representatives:

First choice - Keven Snell – (208) 709-0831

Second choice – Steven Krogue – (208) 889-9852

Third choice = Dave Krajewski - (831) 801-2459

The individual contacted by the townhome owner will then contact B&K to get the issue resolved. The townhome owner will then be contacted either by B&K or the HOA informing them of the resolution.

B&K provided the following additional information to all townhome owners:

As we gear up for another year of providing lawn care services, we wanted to take a moment to communicate with you about our scheduling process. At B&K Lawn & Landscape, we understand the importance of reliable and timely service, and we strive to meet your expectations every step of the way. One of the challenges we face, especially at the beginning of the year, is the unpredictability of weather conditions. As you know, Mother Nature often has its own agenda, and this can impact our ability to give precise dates for our services in advance. However, we have developed a solution to ensure that you receive the best possible service experience while navigating these uncertainties that are out of anyone’s control. Instead of providing hard dates for our lawn care services at the beginning of the year, we will be offering time frames that align with all services, besides reoccurring services. These time frames will give you a general idea of when to expect our visit, allowing you to plan accordingly. Additionally, we are implementing a new communication protocol to keep you informed every step of the way. Approximately one week before your scheduled service, we will reach out to the Fairway Estates HOA and let them know the exact date of our visit and they will then relay that message to everyone else (for everything besides reoccurring services). This will give you ample notice to make any necessary arrangements and ensure that you are prepared for our arrival. We believe that this approach will not only enhance transparency and communication but also provide you with the flexibility you need to accommodate changes in your schedule. Our goal is to make the lawn care process as seamless and stress-free as possible for you. General lawn care service time frames are as follows:

<i>April-May</i>	<i>Spring Clean Up</i>
<i>April-May</i>	<i>Sprinkler Turn On</i>
<i>Fridays</i>	<i>Weekly lawn mowing</i>
<i>April-May</i>	<i>Round 1 Spring Fertilizer</i>
<i>June-July</i>	<i>Round 2 Fertilizer and Weed Control</i>
<i>August-September</i>	<i>Round 3 Fertilizer and Weed Control</i>
<i>October-December</i>	<i>Fall Clean Up</i>
<i>October-November</i>	<i>Sprinkler Winterization</i>

Finally snow removal is provided up to four times per month upon two inches of snow accumulation.

If you would like to participate on the Townhome Maintenance Committee, please contact bod@fairwayestatesidaho.org. Note, a (non-urgent) issue reporting form is available at fairwayestatesidaho.org/townhomes.

For additional information visit the HOA website at <https://fairwayestatesidaho.org/>.