

Annual Election

The North Fairway Estates HOA Annual Meeting and Election will occur:

- Time: Thursday, Nov. 7th at 7:00 PM
- Location: Multi-Purpose Room at the Idaho Falls Activity Center (1575 N Skyline Dr.)

Tyson Williams' three-year term on the HOA Board of Directors concludes with a successful* 2024 election, and this is the primary subject of this upcoming annual meeting.

Two (2) candidates have provided statements and are seeking your vote for election to the HOA Board (see below). Please use the enclosed ballot to vote via 1 of the 3 paper ballot methods listed, or vote using a ballot link at <https://fairwayestatesidaho.org> (see either the Home or Elections pages for links).

Note: a request for statements was included in the May newsletter. ***Per NFEHOA CCRs our election requires 25% participation to be certified, so please participate in the election.** We appreciate those seeking election and their willingness to make a difference in our neighborhood and community.

Candidate Statement #1

Hello, I'm Tracey Lawrence. I am running to serve on the North Fairway Estates Board of Directors. I love living in our wonderful community. Fairway Estates is a beautiful, safe place to raise a family, to retire in and enjoy the abundance of friendly neighbors. For many of us, our home is our largest purchase & investment. Having worked 20 years in real estate, I have seen what can happen when homeowners take an interest and get involved in their neighborhood.

Now that I am retired, I would love to serve & help address concerns that come to our HOA and I know that I could be an asset to our community by being on the board.

Some issues expressed to me that I share concern with are:

- *Proper notification/ input of the membership before any contracts, agreements or commitments are made. Namely arrangements that become long-term expenses. Due to the CC&R's, currently the board can enter into all agreements without a vote or notifying members.*
- *Maintaining full financial transparency to members on a regular basis along with a willingness to respond to homeowner inquiries regarding financial records and goings on.*
- *Looking for ways & taking measures to keep our membership dues to a minimum.*
- *Currently our CC&R's allow the developer to add as many homes as he wants, without notifying the board or our members. I want to change that.*
- *Our CC&R's need to be updated and I would like our members to have a vote in what needs to be changed or deleted, all together.*

I would welcome any comments or concerns that our members would like to have addressed. I would greatly appreciate your vote to elect me to the board.

Remember, it's our community and our money that we are talking about.

Kind Regards,

Tracey Lawrence

Candidate Statement #2

Statement of Interest to Run for HOA Board

My name is Jack Elliot, and I am running to become a Fairway Estates Board member. The reason I am running is because I am interested in helping our community maintain its wonderful appearance so that all of us can maintain and raise our property values.

It is important that the common areas that we all enjoy are well maintained and that we get the bang for our dollars that are invested into the maintenance. I believe that all neighbors should have freedom to maintain their properties as they see fit as long as it complies with our HOA bylaws.

I have previous experience with our former neighborhood, Beachcrest, in Olympia WA as the maintenance manager where I took on projects such as having roads paved, working on drainage issues, and fixing the cabanas on our 0.5 miles of beach, as well as other projects. The HOA was a bit different there since the residents of the community also helped maintain many of the common areas. I was also involved in the HOA in Okemos MI as a Board member.

I believe my previous experience will help me be a Board member that will serve and represent the best interests of all our neighbors. I appreciate your support.

Regards,

Jack Elliot

Electronic communications and billing

If you haven't already, please sign-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.
- Your participation saves you and the HOA both time and postage.
- To do either, or to learn more, please contact Angie at fairwayestatesidaho@gmail.com or Fairway Estates HOA, PO Box 50635, Idaho Falls, ID, 83405.

Survey

The survey sent with the May newsletter and posted on the website at [Fairway Estates 2024 Survey](#) has generated very limited response so far, so we are considering providing a similar survey using a simpler reply method (Survey Monkey or similar). If you haven't already, please consider completing the survey either in the current format or when a new version is available.

News Concerning CCR's and Enforcement

Pursuant to the authority given to the Board in Declaration of Covenants, Conditions & Restrictions; Fairway Estates; Division 9, paragraphs 4.3.a.(v) and 4.3.b.(ii), the current Board is enforcing the General Covenants, Conditions and Restrictions as follows:

1. General home and yard (including all landscaping) appearance will be enforced (3.3)
2. Uniform maintenance of townhouses will be enforced (3.4)
3. Offensive noise or odors will be enforced, as defined at the discretion of the Board (3.6)
4. Temporary signs will be allowed; permanent signs will not be allowed (3.8)

5. Animals – only dogs or cats as outside pets allowed; pets must be fenced in or on a leash; and all feces must be cleaned up (3.10)
6. No trash can be stored on property except in the receptacle provided by the city (3.11)
7. No parking or plants will be allowed to obscure sight at intersections (3.12)
8. Vehicles and trailers that are in good repair will be allowed on driveways, provided they do not extend over the sidewalks. No vehicles or trailers in bad repair will be allowed in sight on properties. Vehicles and trailers generally will not be allowed on streets for extended lengths of time. (3.14)
9. Flagpoles, basketball standards, and clothes lines (in back yards) will be allowed on properties. Basketball standards should not be in the street. (3.17)
10. No excessive light, sound, or odor pollution will be allowed (3.22)

If any HOA member has a CCR issue with a neighbor, the Board expects that member to contact the neighbor to resolve the issue before contacting a Board member. Finally, the Board expects all HOA members to be good neighbors. Please keep your properties well kept, neat, and clean.

Past Due Bills and Liens Placed on Properties:

The Board is currently preparing a procedure to place liens on properties where dues have not been paid in over a year. We are hoping to have this procedure finalized by the end of 2024 and liens will begin to be placed on properties early in 2025. If any HOA member has unpaid dues, please bring them current or contact a Board member or our bookkeeper to make payment arrangements.

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 past HOA elections and are returning to officiate in 2024. The committee is also seeking new members to assist.
- The Design Review Committee, currently 2 members (plus a Board member temporarily 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, 20 plans so far this year.

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.

For additional information on all subjects visit our website at <https://fairwayestatesidaho.org>.

Townhouse Maintenance *(Townhome newsletter only)*

B&K will continue to be the townhome maintenance provider for 2025. There will be no cost increase at this time. For all minor maintenance issues and townhome owners requesting additional B&K services that the homeowner will pay for, we ask that the townhome owner contact B&K directly (and please identify yourself as a North Fairway Estates B&K customer). Townhome owners should 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 has provided the following message for inclusion in this newsletter:

Dear Fairway Townhome Owners,

I hope this message finds you well! As the fall season approaches, we wanted to take a moment to express our appreciation for the opportunity we have had to work with you this year. It has been a pleasure, and we truly value the trust you place in us.

As part of our preparations for the cooler months, we are beginning our sprinkler winterizations. To streamline this process and ensure it is as convenient as possible for you, we have created a link that will allow you to select a time and date that works best for your schedule, and we will handle the rest.

[CLICK HERE TO SCHEDULE YOUR SPRINKLER WINTERIZATION](https://calendly.com/morgan-bodily-bkproservices/b-k-winterization-calendar-1) or go to **<https://calendly.com/morgan-bodily-bkproservices/b-k-winterization-calendar-1>**

To streamline the process, we kindly request that you mention you are in the Fairway Townhome HOA when contacting our office. Please note that we no longer have individual accounts listed in our system, and while we are working to resolve this issue, identifying your HOA will assist our office staff in ensuring you receive prompt service.

Thank you for your understanding, and we look forward to continuing to work with you.

Warm regards,

B&K Lawn & Landscape

208.529.9201

office@bkproservices.com

B&K servicing of townhomes: *(Townhome newsletter only)*

B&K provided the following lawn care service time frames (weather permitting) earlier this year:

April-May

April-May

Spring Clean Up

Sprinkler Turn On

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

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@fairwaystatesidaho.org.

Note, a (non-urgent) issue reporting form is available at fairwaystatesidaho.org/townhomes.

For additional information on all subjects visit our website at <https://fairwaystatesidaho.org>.