

Annual Election Results

The North Fairway Estates HOA Annual Meeting and Election occurred on Nov. 7th, 2024. Two (2) candidates ran to fill the seat vacated by the completion of Tyson Williams’ 3 year term. We sincerely appreciate Tyson for his efforts, and both candidates for their willingness to make a difference in our community. We also thank all who participated in our record voter turnout, and the Election Committee for helping us achieve this successful election. The results of the election are as follows:

Total number of votes required to constitute a quorum: 25% of 410 = 103

Total votes cast (duplicate votes removed): 166 (40% turnout)

	Votes
Tracey Lawrence	123
Jack Elliot	39
abstain	3
Steve Krogue	1
Total	166

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.

Past Due Bills and Liens Placed on Properties

The Board has retained Hopkins Roden PLLC to notify property owners with significantly delinquent accounts about pending legal action, and to prepare and file liens on these properties. We have started with accounts that are over a year overdue. As noted in the Oct. 2024 newsletter, we remain on track to have initial liens filed early in 2025. Where legal notices are sent and/or liens are filed, the costs (up to \$300 in lawyer fees plus all lien filing fees) will be assessed to the delinquent account.

We see these actions as unfortunate, however very necessary, as the HOA began efforts to reconcile overdue accounts over 15 months ago and a few of the contacted property owners did not respond to those efforts. Ten (10) property owners that have not responded to multiple efforts initiated in 2023 will receive a notification of an impending lien from Hopkins Roden PLLC in early Feb. 2025. If this is ignored a lien will be placed on their property.

An additional twenty-six received letters from the HOA board in late Jan. 2025. These twenty-six accounts are now more than two payments behind, and they are expected to respond within 30 days or be added to the 10 above. If added, their cost will include the additional \$100 legal fee as well.

The board thanks the over 80% of members who pay their dues responsibly on time, shortly after receiving an invoice, or automatically. The HOA plans to notify everyone else who is behind (i.e., those with “only” 1 or 2 unpaid invoices) in another mailing soon, again giving 30 days to get current or face these significant legal fees. If you have any unpaid dues, please avoid our sending you a letter by bringing your account current or by contacting us to arrange payment to avoid further costs. To further understand our commitment, here is a draft of the pending letter:

Dear NFE HOA property owner,

Your HOA is working to provide an HOA that is responsive, fair, and meets the needs of its members. Property owners in North Fairway Estates HOA signed paperwork at close of escrow recognizing they're part of the NFE HOA. This membership requires payment of semi-annual dues. Our semi-annual dues are astoundingly low at \$140/yr. and are kept low in part because we have a large HOA with limited expenses coupled with a volunteer management team.

In the past the NFE HOA adopted a relaxed attitude towards the timeliness of semi-annual dues payments. Unfortunately, an unacceptably high number of owners are taking advantage of this unofficial policy, resulting in the HOA carrying substantial Accounts Receivable on its books. This puts a strain on our ability to both plan and cover ongoing expenses. It was also a key driver in our adopting the increased annual dues that became effective in 2024.

You are receiving this letter because your account is identified as overdue. If you paid your dues in full, including all overdue invoices, in March 2025 you may choose to ignore this letter. **If you have not recently settled your account, it is very important you respond to this letter. The NFE HOA has retained the law firm Hopkins Roden PLLC, who will be following up with property owners who do not respond within 30 days.** They will be preparing and filing liens on properties that remain unresponsive. **All legal fees will be assessed to the delinquent account.** Therefore, it is in your best interest to respond to this initial warning letter as it carries no additional penalty.

It's important future payments are made on time. Our billing is done in arrears (e.g. you're invoiced for Q3-Q4 '24 in January '25), and invoices are due upon receipt. The HOA has adopted and will enforce a policy of forwarding accounts that are 60 – 90 days past due to our lawyer for collection. Additionally, we have returned to the policy of charging interest on outstanding balances. The annual interest on all outstanding balances is 18%, which may begin to accrue 30 days after mailing the semi-annual invoice. These policies are authorized and further defined in the HOAs governing CCR document.

Some homeowners have reported a belief that their HOA dues are covered via a mortgage escrow account. This is an error, NFE HOA semi-annual dues are never paid via an escrow account.

Our apologies for the abruptness of this letter. Some property owners with a recent change of address are difficult to locate by mail, and some may be assuming the payment is made via escrow.

We offer electronic dues collection. To avoid future problems, we recommend you set up your account for automatic payment. Details on this and other available payment options can be provided by the HOA bookkeeper at (e-mail) FairwayEstatesIdaho@gmail.com. You may pay by check mailed to:

Fairway Estates Homeowners Association
PO Box 50635
Idaho Falls, ID 83405

To report an error in your account balance, contact us at bod@fairwayestatesidaho.org. We want to understand any concerns that you have and resolve any issues. We will review your account again in 30 days, please contact us if full payment is not provided within this time frame.

Most dues go to maintaining common areas within the HOA. We invite members to provide further input on how HOA funds should be used to fulfill the purpose of the HOA. While it is not possible to satisfy everyone, we try to incorporate HOA member input. Please see our website at <https://fairwayestatesidaho.org/> for more information.

Sincerely,

Fairway Estates HOA Board of Directors

Unique Past Due and Lien requirements for Townhome owners

Because Townhome owners are billed monthly (\$120) for lawn care and snow removal, in addition to the regular HOA fees of \$70 due in January and July of each year, their past due and lien guidelines are more stringent. The letter from the HOA will be sent out to delinquent townhome owners that are two months past due. If payment has not been received within 30 days of the HOA letter, the collection process will be turned over to our attorneys to send a letter requesting payment and the \$100 attorney fee for that letter will be added to the delinquent account. If payment has not been received within 30 days of the attorney letter, the attorney will file a lien on the delinquent property and an additional attorney fee of \$200 plus all court costs / fees will be added to the account. Please contact a member of the Board with any questions.

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 officiate over HOA elections. The committee is seeking new members to assist.
- The Design Review Committee consists of three members (plus a Board member as organizer / design applicant point of contact). 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, over twenty plans last year.

The Sage Lakes Blvd bridge to 5th East, and development near that future entrance

Last autumn the NFE HOA installed a sprinkler system and sod on two (2) bare parcels on Pevero previously provided to the HOA by the developer, Cambridge Development. These parcels are on either side of Saddle Rock on the east side of Pevero and serve to extend our green space along Pevero. This property improvement was funded 100% by Cambridge Development.

Disclosed in informal discussions with the developer (Anderson Hicks), who will be developing the properties along the future Sage Lakes Blvd., previous plans to include lane dividing “islands” from the new bridge to Pevero is being reconsidered. As a result, the HOA does not expect to incur ongoing expenses to maintain landscaping on this street.

Transferring real estate ownership

Please notify the bookkeeper of any ownership transfers by writing to Fairway Estates HOA, PO Box 50635, Idaho Falls, ID 83405 or e-mailing fairwayestatesidaho@gmail.com. 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 owners only*)

B&K will continue to be the townhome maintenance provider for 2025. There will be no cost increase at this time. The protocol for townhome owners to bring significant issues to attention is through one of the following HOA representatives:

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

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

Third choice – Tracey Lawrence - (209) 480-3349

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.

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