

### **Annual Election**

The North Fairway Estates HOA Annual Meeting and Election occurs Thursday, November 6<sup>th</sup>. It is tentatively planned for 7:00 PM at the Idaho Falls Activity Center (1575 N Skyline Dr.). Candidates for Board of Directors can send a candidate statement (250 words or less recommended) to [bod@fairwayestatesidaho.org](mailto:bod@fairwayestatesidaho.org). Statements are requested by September 1<sup>st</sup>, in time to be placed on the ballot (to be mailed by early October).

David Krajewski's term is up this Fall. He is not currently planning to run for another 3 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.

### **Past Due Bills**

The Board thanks the ~90% of members who pay their dues responsibly on time, shortly after receiving an invoice, or automatically. The HOA is continuing to execute plans to notify everyone who has unpaid and overdue invoices, again giving 30 days to get current. 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. Please note, HOA dues are NEVER paid by escrow after the initial payment, if you receive a bill, your escrow account is NOT paying it.

### **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 the HOA Board at [bod@fairwayestatesidaho.org](mailto:bod@fairwayestatesidaho.org) or at Fairway Estates HOA, PO Box 50635, Idaho Falls, ID, 83405.

### **CCR's and Enforcement**

The current HOA Board will enforce all General Covenants, Conditions, and Restrictions as defined in the CC&Rs at the discretion of the Board. HOA members who have a CCR issue with a neighbor are expected to first consider contacting the neighbor to resolve the issue before contacting a Board member. The Board expects all HOA members to be good neighbors. Please keep your properties well kept, neat, and clean.

### **HOA Bookkeeper**

Our bookkeeper recently resigned for personal reasons. As a result, the HOA Board is looking for a bookkeeper or a bookkeeping service. We would like to fill the position within 3 - 4 months. The books are currently being maintained by a member of the Board, so if you have a billing issue please contact the Board at either the bookkeeper or Board e-mail address. If you have a recommendation for a bookkeeping service or know of an experienced independent bookkeeper who would be interested in an interview, please contact the HOA Board at [bod@fairwayestatesidaho.org](mailto:bod@fairwayestatesidaho.org).

**Quarterly Meeting**

A meeting of the HOA Board will take place on Aug. 7<sup>th</sup> at the Idaho Falls Public Library. This meeting is open to all HOA members.

**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 (DRC) consists of three members (plus a Board member as organizer / design applicant point of contact). The HOA Board reminds everyone to please submit plans for new home construction, landscaping and/or exterior structures, fencing, and all other exterior property improvements to [bod@fairwayestatesidaho.org](mailto:bod@fairwayestatesidaho.org). This review and DRC / HOA approval is required for all property improvements. The DRC reviewed and approved, or conditionally approved with recommendations, over twenty plans last year.

**The Sage Lakes Blvd bridge to 5<sup>th</sup> East**

The developer (Anderson Hicks), who will be developing the properties along the future Sage Lakes Blvd., received approval for the revised plan to exclude lane dividing “islands” from the new bridge to Pevero. The HOA will not incur ongoing expenses to maintain landscaping on island within this street. Construction is to proceed in 2025 with a goal of a functional connection to 5<sup>th</sup> East in 2026.

**Transferring real estate ownership**

Please notify the HOA of any ownership transfers by writing to Fairway Estates HOA, PO Box 50635, Idaho Falls, ID 83405 or e-mailing [bod@fairwayestatesidaho.org](mailto:bod@fairwayestatesidaho.org). This will initiate your being removed from dues billing after you have sold your property. The HOA 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 continues to be the townhome maintenance provider for 2025. There hasn't been a cost increase this year. 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>.**