

Annual Election

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

- Time: **Thursday, November 6th at 7:00 PM**
- Location: **Westbank Convention Center, Taylor Room, 525 River Pkwy, Idaho Falls, ID**
 - Note – this is a CHANGE from our traditional location (the Idaho Falls Activity Center)
 - Note 2 – we will have access to the Taylor Room from 6:00 – 9:00 PM

David Krajewski's 3 year term on the Board of Directors concludes with a successful* 2025 election. This is the primary subject of this annual meeting. Please vote using a ballot link at <https://fairwayestatesidaho.org> (see either the Home or Elections pages for a link) or use the enclosed ballot (or a ballot supplied at the meeting) to vote via 1 of the 3 paper ballot methods listed. One candidate provided a statement and seeks your vote for election to the HOA Board (see below). Note: a request for all candidate statements was included in the July newsletter.

***Per NFEHOA CC&Rs an election requires 25% participation to be certified. Please vote.**

We appreciate all residents who seek election for their willingness to make a difference in our neighborhood and community.

Candidate Statement

Hello neighbors of Fairview Estates:

My name is Michael Ghioni.

I'm running for a position on the board for the North Fairway Estates Community. I love living in Idaho, and really like my neighborhood.

As a retired business owner, and long time affluent automotive technician, I have dealt with customer satisfaction for most of my career. I'm asking for your vote for the board member position. I feel I would be a great fit, in that I understand there are different opinions about the HOA and I think we can all come together and come up with a happy medium. I know the HOA kind of seems like it's really not there because things just don't happen, and I believe they should. We either have to have a HOA that we can agree on, or just not have one if it keeps going this way. Thank you for the opportunity to run for this position.

Mr. Michael Ghioni

HOA Bookkeeper

The HOA Board identified, and is contracting with, a new bookkeeping service. Bugbee Bookkeeping (Owner - Perry Bugbee) will fill the open position effective Nov. 1st. The books are currently maintained by a member of the HOA Board, so if you have a billing issue prior to Nov. 1st please continue to contact the Board at either the bookkeeper or Board email address. After Nov. 1st, 2025, please contact Perry's office during business hours at 3544 East 17th St., Ammon ID, 83406, phone 208-497-0078 or at email perryb@bugbeebookkeeping.com.

For at least the next few months the (old) HOA bookkeeping email address will be periodically checked as we all transition to contacting Perry's office at his address. The HOA Board email (bod@fairwayestatesidaho.org) remains unchanged and is for non-invoice related HOA issues.

The HOA greatly appreciates the sacrifice of time from Tracey Lawrence as she has pulled "double duty" as temporary bookkeeper and board member. Thank you Tracey!

The Sage Lakes Blvd bridge to 5th East

The developer (Anderson Hicks), who will be developing the properties along the future Sage Lakes Blvd., received approval from the city of Idaho Falls 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 islands within this street. Construction is proceeding in 2025 with a goal of a functional connection to 5th East in 2026.

Future development

The City of Idaho Falls has scheduled a public meeting to discuss future development plans for the property north and east of the Sage Lakes Blvd. / Cypress Creek intersection. This property is expected to remain outside the NFE HOA. The developer’s plan includes a considerable number of multi-family homes. Any city resident with an interest in this development can attend the meeting.

Planned Unit Development for Sage Lakes - 246 Single Dwelling Attached Units Upcoming Public Hearing: Oct 7, 2025, at 7:00 pm in the City Annex Council Chambers

Here is a link to learn more about procedures and suggestions for testifying / submitting comments: <https://www.idahofallsidaho.gov/DocumentCenter/View/12057/How-to-Testify>. It helps us to understand the process, so our voices are better heard. Written comments on the application must be received at the city no later than 5:00 pm on the Monday prior to the meeting by emailing bstevens@idahofalls.gov or dropping off or mailing to the city planning division. To receive a copy of the staff report, email a request to apeterson@idahofalls.gov or call 208-612-8276. Staff reports are available by 3:00 pm the Friday prior to the public hearing.

Past Due Bills

The Board thanks the ~90% who pay dues responsibly on time (i.e., shortly after receiving an invoice or automatically). The HOA Board will again notify those residents of overdue invoices, giving 30 days to get current. If you have 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.

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

Please sign up for electronic communications and a form of automated bill pay.

- Electronic communication includes receiving newsletters and election ballots by email.
- 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 at bod@fairwayestatesidaho.org or at Fairway Estates HOA, PO Box 50635, Idaho Falls, ID, 83405.

CC&R’s and Enforcement

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

Committees supporting the HOA

The **Election Committee** consists of 3 members who manage and officiate HOA elections.

The **Design Review Committee** (DRC) consists of 3 HOA members (plus a Board member as organizer / design applicant point of contact).

- The HOA Board and DRC remind 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.
- Review and DRC / HOA approval is required for all property improvements. The DRC reviewed and approved, or conditionally approved with recommendations, 11 plans since last November.

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 emailing 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.

Landscape Maintenance

All homeowners (including townhome owners) are responsible for their sprinkler system's repair costs. You may choose to hire a repair service or do the work yourself. Exterior aesthetics, including maintenance of a functional and effective irrigation system, are the responsibility of the homeowner.

B&K Lawn & Landscape is the service provider for our townhomes and common areas. B&K may identify system repair needs while performing routine landscape maintenance. However, this does not oblige the townhome owner to use B&K for repairs.

Note: To have service scheduled, B&K requires a credit card on file.

Seasonal "Weed & Feed"

B&K Lawn & Landscape applies liquid "weed and feed" product on townhome and common area grass seasonally. The application instructions recommend humans and pets avoid walking on the product while wet. It further requires application under extremely limited to zero wind conditions, which as we in eastern Idaho can all appreciate, is hard to predict several days in advance. As a result, efforts to successfully notify all townhome owners the day before has proven to be problematic. As a result, B&K will provide a target period (a target week or two) where application should be expected and asks that townhome owners plan accordingly. B&K will also post small signs indicating a chemical application has occurred.

Townhouse Maintenance *(Townhome owners only)*

Townhome owners, use the web address <https://calendly.com/bk-lawn-landscape/bkwinterization-1> to find a date and time on the B&K schedule for your sprinkler winterization. Book quickly, the schedule will fill up fast. Thanks! Please note, you will need to be home to provide access to your water supply.

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

Official Ballot - North Fairway Estates HOA Board of Directors 2025 Election

For candidate statements please see the newsletter included in this mailing

Only 1 vote per household will be counted

* Indicates required question

Full Name* _____

Address* _____

Please vote for (circle) 1 candidate or write-in "other" *

Michael Ghioni abstain Other: _____

To vote:

- deposit this completed paper ballot in the drop box at the HOA meeting
 - **prior to 7:20 PM** on Nov. 6th
 - Westbank Conv. Center, Taylor Room, 525 River Pkwy, Idaho Falls
- or deposit a completed paper ballot in a drop box at either **280 Tapitio Drive** or **4710 Eaglewood Drive**
 - ballots in these drop boxes must be received by 6:00 PM on Nov. 6th
- or mail a completed paper ballot to PO Box 50635, Idaho Falls, ID 83405
 - mailed ballots must be received by Nov. 4th
- or vote online (PREFERRED) at <https://fairwayestatesidaho.org>
 - online deadline: 6:00 PM on Nov. 6th