

Happy New Year!

Quarterly Meeting: The next quarterly meeting will take place on Thursday, February 5, 2026 at 6:30 pm in the Idaho Falls Public Library.

HOA Semiannual Dues: Beginning August 1, 2026, per **The Covenants, Restrictions and Conditions (CC&Rs), Page 19, Article V – Covenant for Maintenance and Assessments Paragraph 5.8.** the HOA will be charging 18% per annum, on all dues not paid within 30 days of the due date. The due dates are January 1 (July 1 through December 31) and July 1 (January 1 through June 30), if not paid by January 30 and July 30, the interest will revert to the 1st of that month and continue until the original amount plus interest is paid.

Complaints: the HOA board does not drive around looking for violations of the CC&Rs, we only act after we receive a complaint, then we have a duty to investigate it and let the homeowner(s) know they are in violation. **We have been receiving multiple complaints regarding trailers and garbage cans.**

Per the CC&Rs Article III General Covenants, Conditions and Restrictions, Page 7, Paragraph 3.4. Parking, Boats, Campers and Other Vehicles. Trailers shall be regularly parked or stored on any portion of the property (including streets and driveways unless enclosed by a structure or screened from view in a manner approved in writing by the Committee. This also includes boats, tractors, RV's, campers, vans or buses.

Per the CC&Rs Article III General, Covenants, Conditions and Restrictions, Page 7, Paragraph 3.11 Refuse Storage and Disposal. No rubbish, trash, garbage, refuse or debris shall be placed or allowed to remain on the Property except trash and maintained within the interior of the Residence or Detached Structures in sanitary containers. So, please put them in your garage or behind a fence in your backyard.

You all know who you are, please police yourselves and move trailers, RV's, campers etc. and your garbage cans behind your fences. The last thing the HOA board wants to do is pay you a visit and/or mail you a letter of complaint. Most of you follow the rules and we all appreciate that and thank you for it!

Speeding: We have also had complaints regarding speeding vehicles. Please keep your speed down to 25 mph, we have a lot of children who live on every street, and we do not want anyone of them injured, so please keep that in mind while driving.

Annual Meeting: Our annual meeting was held on November 6, 2025, the election ballots were tallied. Out of 119 votes cast, 110 went to Mike Ghioni, the only candidate, the others were write-ins, for details, please go to our website FairwayEstatesIdaho.org.

Mike replaced David Krajewski. We would like to thank Dave for all, of his hard work serving the board.

The board now consists of:

Steve Krogue, President

Mike Ghioni, Vice President

Tracey Lawrence, Secretary/Treasurer

Contact the board at: BoD@FairwayEstatesIdaho.org

Our new bookkeeper started on November 1, 2025, please see his contact info:

Perry at 208-497-0078 or email: PerryB@Bugbeebookkeeping.com

Please contact Perry regarding anything bookkeeping and he will gladly help you.

When your home closed escrow, the title company gives us your name only, no contact information, so we are missing a lot of it. If you receive this newsletter by USPS, that indicates that we don't have any contact information for you. If you receive this by text, then we don't have your email address and if you receive this by email, there's a good chance we don't have your phone number. The board would greatly appreciate it, if you could email that information to FairwayEstatesIdaho@gmail.com or to the board directly at BoD@FairwayEstatesIdaho.com.