

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
NOVEMBER 2024 MEETING AGENDA AND NEWSLETTER**

**SPECIAL MEMBERS' MEETING
TO VOTE ON THE ACCEPTANCE OF THE GOLF COURSE LAND**

Please note new date and location.

- When: November 11, 2024, Monday, at 7 pm
- Where: Beacon Woods East HOA Clubhouse
8421 Clayton Blvd.
Hudson, FL 34667
727-863-5447

Plus: Mark your calendar: Community Yard Sales – November 8 & 9, 2024.

Dear Neighbors:

The agenda for the November 11, 2024 Special Members' Meeting is as follows:

- I. Call to Order – Open Session
- II. New Business
 - a. Vote to Acquire the Golf Course Land
- III. Adjournment

Newsletter



Dear Homeowners

Dear Neighbors

We have a Special Members' Meeting coming up on November 11, 2024 for the purpose of voting to accept the golf course land offer. Please note the new temporary location for this meeting as our clubhouse was damaged during the hurricane.

Your Board has been working very hard these past months to prepare for this vote. It is a pivotal moment. If you have not already, you will receive from our property management company (Sentry Management) a package that includes all you need to complete the vote (i.e., instructions, ballot, proxy form, etc.). We will need 51% of the community – a majority – to pass the vote and accept the land.

As we have previously communicated, the purchase deal between Ryan Homes (developer/builder) and Mr. Lowman (landowner) is expected to close in early 2025. At that closing, the land will be conveyed to our Association. By having this vote, your Board will have the authority to participate in this closing and sign the required conveyance – transfer of title - documents.

Once we as a community own the land (take title), we shall be able to then decide how to proceed – how to manage it for the benefit of the entire community. We will be able to be deliberate about this (i.e., take our time) because we will already own the land.

But before proceeding any further, we would like to first share with you a few things. The first is the link to our Facebook page. This link opens up to a very short video showing some of the statements made by members of the Pasco County Planning Commission as they deliberated the conditions of the sale from the landowner to the developer/builder:

<https://www.facebook.com/fairway.oaks.2024/videos/455628254200584>

<https://www.facebook.com/fairway.oaks.2024/>



Next is a short excerpt of some of the conditions set by the same Planning Commission (which can also be found on our Facebook page). The main condition to share here (#38) is that the developer/builder is bound to remove all trees that we ask them to remove, from the stormwater ponds. For those familiar with the golf course, the stormwater ponds (water hazards) make up a significant portion of the entire center length of the golf course. Which trees and how many trees will be removed will be up to us to discuss in good faith with the developer/builder.

PASCO COUNTY PLANNING COMMISSION

37. Neighborhood park areas of any platted subdivision within the area labeled "golf course; neighborhood park; entrance road; utilities; floodplain compensation; drainage; and controlled plants, gardens, trees, palms, or silviculture that constitute bona fide agricultural uses" on the MPUD Map H (Master Plan) shall be limited to walking trails; un-lit open play areas, tot lots, playgrounds and recreational courts; picnic tables; and fences.
38. Prior to the recording of the first plat for any of the areas labeled "golf course; neighborhood park; entrance road; utilities; floodplain compensation; drainage; and controlled plants, gardens, trees, palms, or silviculture that constitute bona fide agricultural uses" on the MPUD Map H Master Plan, Applicant/Developer agrees to remove the planted pine trees from the stormwater ponds in the locations depicted on Exhibit 2 (the "Planted Pine Trees") subject to satisfaction of the following conditions precedent:
- (1) No later than 30 days from when the HOA/MA is conveyed the property per Condition 36, the HOA/MA requests and authorizes the removal of the Planted Pine Trees from the stormwater ponds located on their property; and
 - (2) Receipt of approvals/permits from all agencies having jurisdiction.

Procedures

39. Unless otherwise approved by the Fire Marshall, the development shall be included into a Pasco County Municipal Fire Service Taxing Unit to provide fire protection. The developer shall submit a petition for inclusion into the Pasco County Municipal Fire Service Taxing Unit at the time of record plat submission, or when no plat is required, prior to the issuance of the first Building Permit. In no case shall a Building Permit be issued until the Fire Marshall has



Next is a statement (also found on our Facebook page) provided by the Pasco County Property Appraiser in which they confirm that our community will not be affected by any changes to our property taxes by accepting the land as long as we maintain the land in a “passive state” – i.e., a walking/biking path, i.e., no commercial use.

PASCO COUNTY PROPERTY APPRAISER

If the HOA were to simply be deeded the parcels and assume ownership under common element use (for the exclusive use and benefit of residents/lot owners) this would allow the parcels to be assessed at zero (for ad valorem assessments) provided they did not undergo a usage change, i.e. the parcels are converted back to a public golf course, etc.

While the underlying principal of common element assessment is that the value of the common elements are prorated across the value of the surrounding residential parcels within the community, this office would not seek to increase assessments on those homeowners provided the same passive, non-income generating, park-like use was maintained.

Sincerely,

Brendan Fitterer
Chief Deputy, Administration
Pasco County Property Appraiser
8731 Citizens Dr., Suite 130
New Port Richey, FL 34654
O: 727.847.8151
www.pascopa.com



And finally, we would also like to share with you the exchange that your Board had with our insurance provider. Many questions were raised (and rightly so) about the impact of accepting the land on our insurance rates. Following is the reply:

INSURANCE – PROPERTY AND LIABILITY

From: Inaki Alvarez <fairwayoakshoa@myyahoo.com>
Sent: Wednesday, July 3, 2024 3:31 PM
To: Melissa Pray <MPray@higginbotham.net>
Subject: Re: 23-24 Umbrella, Package and Property X Wind Policy

Hello Melissa
Good afternoon - hope this message finds you well.

We are having a board meeting next week and I would like to share with the board what we discussed last time - that is that if we accept the 20 acres of land as part of our common areas and kept the land as passive - i.e., no commercial use - just as walking and bike paths - that the overall increase in our insurance rates will be \$50 or less. This increase will be for the entire HOA policy - i.e., no additional charges per homeowner.

Please confirm.
Thank you
Inaki
fairwayoakshoa@myyahoo.com
(352) 737 3958

Hello Inaki,
Yes, that is correct.
Please let me know if you have any questions.

Thank you,
Melissa Pray | CL Account Manager
p | 813-818-5328 | e MPray@higginbotham.net
[Epay](#)



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Would like to conclude this newsletter by restating the following facts:

- There will be no increase in homeowners' dues for 2025 related to accepting the land. We believe we have budgeted properly with respect to accepting the land.
- Accepting the land will have a positive impact on property values, whether one lives on the golf course or not.
- The land will provide Fairway Oaks with the unique opportunity to have a park-like area as part of the common grounds for activities such as walking and bike riding. This area will be available for all members of the community to use.

As always, we are available to answer any questions, listen to feedback, or just to have a conversation.

We can be reached at:

Fairway Oaks Homeowners' Association

<https://fairwayoaksfl.com/>

Email: fairwayoakshoa@myyahoo.com

Phone: (352) 737 3958



Thank you for all the support and consideration.

Your Board of Directors

Fairway Oaks Homeowners' Association

Fairway Oaks Community

This could be a walking and bike trail.



A vote of 51% of homeowners in favor is needed to accomplish this. If the community does not accept the free offer of the land, then the land will remain in its present condition.

- No additional increases in homeowners' dues to cover the acceptance.
- No increases in property taxes for individual homeowners.
- Less than \$50 total increase in insurance costs annually for the HOA.
- Once the land is accepted, as part of the transaction with the developer, most of the trees will be cleared at no charge to the association. Then after, the maintenance required will be minimal. No increase anticipated in homeowners' dues.
- Accepting the land will have a positive impact on property values, whether one lives on the golf course or not.
- The land will provide Fairway Oaks with the unique opportunity to have a park-like area as part of the common grounds for activities such as walking and bike riding. This area will be available for all members of the community to use.

Safe, Clean and Beautiful
Fairway Oaks Homeowners' Association
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Email: fairwayoakshoa@myyahoo.com
Phone: (352) 737 3958

Tranquil Community Park

