

## **Fairway Oaks Homeowners' Association Facts and FAQs on the Golf Course Land Offer (Dec2024)**

Purchase of the land by Ryan Homes (Developer) from Mr. Lowman (Landowner) will most likely close in the first half of 2025. At that time (as part of the overall transaction), the land (approx 20 acres) will be conveyed to the Fairway Oaks community at no charge (to the community).

In anticipation of this and to properly prepare for this, a community vote was taken at a Special Meeting of the Members on November 11, 2024. At that meeting, more than 51% of the community voted in favor of accepting the land offer. The By-Laws required a minimum of 51% of the community to vote in favor. This vote gives Fairway Oaks the authority to be part of the closing and accept the land.

This “new land” will become part of our Common Areas.

Once the land is accepted (conveyed), as part of the overall agreement between the county, the developer, the landowner, and Fairway Oaks, three steps will be taken:

**First step:** Developer has agreed to clear the pine trees from the stormwater ponds. The stormwater ponds run a significant portion of the entire center length of the land/golf course.

**Second step:** Landowner has agreed to come in behind the developer and clear the existing bush overgrowth, focusing mainly along the peripherals of the stormwater ponds. On either side of the stormwater ponds, running the entire length of the golf course, are two paths – a dirt path (mainly a fire break) and a cement path. These two paths form the peripherals and will be the focus of such clearing.

**Third step:** The county has agreed to come in behind the above two and take away all the debris generated at no charge to the community.

Once all three steps are completed (hopefully in the first half of 2025), we will as a community be able to do a proper analysis and decide on the best next steps. This analysis can take its course over the remainder of 2025 and can/will include due diligence testing of various options like:

- How much of the ongoing maintenance should be included in the landscaping maintenance contract? We anticipate about four mowings per year. This will be tested/validated in real time once we have the land and it is cleared.
- How much can continue to be done by the 107 homeowners that currently live along the golf course? These homeowners are already clearing and maintaining the areas behind their homes. This will be further encouraged.
- How much can be done by volunteers? In a spontaneous manner, community volunteers are already engaged. This will be organized.

Please keep in mind that there are no plans to build any structures on the land, and no plans to plant sod or grow grass. There is a provision of funds in the 2025 budget to cover this analysis and testing. This analysis and testing will allow us to properly plan for 2026 and beyond.

Q. Will there be any increase in the 2025 homeowners' dues? A. No increases in homeowners' dues to cover the acceptance.

Q. Will there be any increases in property taxes? A. No increases in property taxes/assessments for individual homeowners as long as the land remains "passive", i.e., not commercialized.

Q. What does "passive" mean? A. Passive means = walking/biking paths. No motorized vehicles of any kind unless previously authorized.

Q. What will be the increase in insurance? A. We have discussed with our insurance provider, the new land is expected to add \$50 (or less) per year to our existing liability coverage (for all the land, for all the homeowners).

Q. Who can use the land? A. Only Fairway Oaks homeowners (and their families and invited friends) will be allowed to use the land.

Q. What will be the impact on property values? A. We have discussed with various real estate professionals, and according to all of them, accepting the land will have a positive impact on property values, whether one lives along the golf course or not.

Accepting the land will provide Fairway Oaks with the unique opportunity to have a park-like area as part of the common areas (walking paths/bike paths) – available for all members of the community to use. Safe, clean and beautiful.

Q. Are there any environmental problems/issues, including sinkholes, with the land? A. There are no known issues – none were reported in all the county meetings by all regulatory professionals.

Q. What are the environmental impacts of the trees that have been planted? A. None that are known. The HOA can clear the trees or keep them (some or all) without any impacts.

Q. Are there any liens or fines on the property that we will inherit with the conveyance? A. The land will be passed to Fairway Oaks "free and clear".

Q. Who owns/maintains the golf cart tunnel that goes under Little Road? A. This question needs more research, but we believe (that ultimately) it will be a shared partnership with the Estates (our neighbors on the other side of Little Road), the County and Fairway Oaks.

Q. Once we own the land, will we have to deal with the landowner and/or the developer again? A. Once the proper and full transition takes place, we will not have to deal with either again.

Please refer also to our Facebook page for additional info:

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

Please ask questions/contact your Board of Directors:

[fairwayoakshoa@myyahoo.com](mailto:fairwayoakshoa@myyahoo.com)

(352) 737 3958

<https://fairwayoaksfl.com/residents-area/board-of-directors/>



Before



After



After



After



After