

## **FAIRWAY OAKS HOMEOWNERS' ASSOCIATION FEBRUARY 2025**

### **Newsletter:**

Dear Neighbors.

Greetings. We sincerely wish you are all having a great start to the new year.

We have a lot to share with you this month - but first, our overarching objectives: To maintain, protect and enhance the value of our homes and the quality of our lives – it all starts with each and every homeowner. It all starts with you.

So let's get going.

**First off** – let me announce that at our next meeting (February 11, 2025, at the Beacon Woods East Clubhouse 8421 Clayton Blvd., Hudson, FL 34667) we have invited a representative of the Pasco County Sheriff's Department. This person will share information on safety and security, parking, noise ordinances and a few other topics. There will be chances to ask questions.

### **Monuments – Hurricane Relief**

The repair of the monuments has been approved and right now we are waiting for permits and other such paperwork, and once all these items are in order, the work will get started. This work includes not just repairing the monument on the BP side but also the repair and long overdue maintenance of the Mobil side.

Further to this update, we are still working on insurance possibilities (not given up on those) and recently, we were given some encouragement that “maybe” the county might help us with respect to the sign which has to be remade. The sign alone has a price tag of close to \$3,000. Keep your fingers crossed.

### **Perimeter Wall – Hurricane Relief**

Also approved by the Board. The project manager is waiting for some materials that require custom manufacture. Remember that we are also speaking about portions of the wall that are 30+ years old. The parts should be arriving soon, and the wall will be repaired.

### **Financials**

A report will be provided in the February meeting on the January financials.

There is no question that the 2025 budget will be tight, and we need all homeowners to take care of their individual responsibilities. The Board has been able to reduce all accounts receivable by more than half. We will continue to press on these.

If anyone would like to have a copy of the 2025 budget, and/or if you have questions, please do not hesitate to ask.

## A Few Other Items:

As announced, our priorities for 2025 include:

- Working with our Legal team, to successfully **integrate the golf course land** into our common areas. We have an update on this (that we were just informed) that the sale of the land will now probably take place much later this year. With that in mind, the landowner has offered Fairway Oaks the option to lease the land for \$10/year. Our neighbors the Estates already have a lease on their portion, which they have had for about 2 years now, and they are happy with it. We have shared the lease contract with our Legal team and are waiting for feedback.

Taking the lease option will temporarily allow us to enter the property. Knowing that any real estate deal can fall apart even at the last minute; in taking the lease option our intent is not to spend any HOA funds (except for insurance, which we were going to do anyways and have budgeted) until we own the land (i.e., no landscaping). But in being able to enter the property we can do a few things (like clean up) with the help of volunteers.

Please know that members of our community are already walking the land. Why? Because it is beautiful and peaceful – in spite of the extra vegetation. Most do not know that they should not be entering the property because it isn't ours. No way to stop them. We plan that the lease option will at least provide legitimacy. We shall see where this goes and will keep you posted.

- Working with our Legal team and with the community, to **amend the governing documents** as needed and as appropriate. The governing documents include the By Laws, the Articles of Incorporation, and the Declarations and Covenants. The existing set can be found on our website at <https://fairwayoaksfl.com/residents-area/homeowners-association-documents/>

In the past month we have successfully converted all the documents to Word (which allows for editing), and we have also incorporated (side by side) all the amendment proposals that have been generated for many years. We are now at the point at which we can review each proposal and analyze/evaluate. We welcome all comments/suggestions. We would like to open these efforts to the community before sharing with our Legal team and then going through the corresponding voting processes.

- In addition to the governing documents, we need a comprehensive and robust set of **Policies and Procedures**. We currently do not have any. In most cases, we are doing the work, but we do not have the corresponding formal descriptions/guidelines. Some examples:
  - Code Enforcement and Fining – how does it work
  - Architectural Requests and Approvals (ARC)
  - Common Areas – Activities and Maintenance
  - Communications – Meetings, Newsletters, Emails, Social Media, E-Voting
  - Contracts Management – Property Management, Landscaping and Maintenance, Legal, Accounting/Financial

If you have any thoughts or ideas on Policies and Procedures, please contact us.

Please note: addressing amendments and the creation of policies and procedures will require constant communication and possibly multiple voting instances. It will not be possible to do all at once or in one

shot. Therefore, as already mentioned on several occasions, we will be implementing **E-Voting** (i.e., voting via a digital platform). Working with our Legal team, there will be a process for implementing **E-Voting**. This process will start by asking every homeowner if they wish to Opt-In or Opt-Out. Each homeowner will be given the option to participate in **E-Voting** or not. If you choose to Opt-Out, then we will continue to provide paper-based balloting (for example). However please know that implementing paper-based balloting will cost considerably more than **E-Voting**. With **E-Voting** we will pay a one-time fixed amount per year which will allow us to have as many votes as we want. More to come on this.

- **Community Outreach and Helping Hands Committee.** Good news, we have a member who has stepped up and volunteered to lead this committee – at least the Outreach portion at first.
  - Outreach is mainly about welcoming new homeowners to the community, but it also includes special events – i.e., what we are calling our Community Celebration Calendar (CCC). In 2024 for example, we instituted a very successful Flag Day as well as a Bowling Night. We need to do more of these types of events – perhaps 2 to 4 per year - that help bring the community closer together.
  - Helping Hands is about creating a Register of people – primarily professional people (e.g., plumbers, electricians, handy persons and the like) who live in the community and would be willing to help neighbors who are in need - at no cost or at a reduced cost. Thanks to those who have already registered.
  
- **Property Management** – as mentioned previously, we are in the middle of renewing (or not) the contract with our property management company (Sentry). Here are the facts/variables:
  - We interviewed three other companies. One did not call us back – so they are gone.
  - The other two, based on an Accounting Only contract (the most basic contract) offered rates of \$16,800/year and \$18,000/year.
  - We are currently paying Sentry \$12,600/year for the same type of contract.
  - Granted we have had challenges with Sentry. We have informed them of those challenges and we are trying to work things out – get to a better place.
  - More to come on this.
  
- **And finally – Trim the Trees.** Now would be a good time to look over the trees in front of your house - especially the palm trees. Many are overhanging onto the streets and sidewalks, and the branches are grazing cars as they drive by. Please pay attention. Trim as needed.

Please know that at some point the Board will authorize our landscaping company to trim those trees that are overhanging onto the streets. If this happens, those homes will be charged accordingly. On this point we would like to refer to the following excerpt from our Declarations:

*Article VI - Subdivision Use Restrictions*

*CC. Subdivision Lot Owners shall keep their property in clean and presentable condition. Any Subdivision property Owner in Fairway Oaks, whether the owner of vacant property or property with home, must keep the property free of any refuse, trash or debris, and must mow the lot as many times as is required to keep it neat.*

***Should an Owner fail in keeping the property in a clean and neat condition, after fifteen (15) days' notice, the Developer, his agent, the Association, or the proper county authorities, shall have the right to enter upon the property, perform such mowing or trash removal as required and charge back to the Subdivision Lot Owner all costs***

***entailed for such service. Once billed, unpaid charges will become a lien on the property after sixty (60) days.*** *Trash, garbage or other rubbish shall not be kept except in containers properly concealed from public view. Each Subdivision Lot Owner becomes responsible for items in this paragraph from the date of closing for the purchase of the Subdivision Lot, or Subdivision Lot and home.*

We ask all homeowners to please pay attention and trim as needed.

It all starts with you.

Thank you again for everyone's support.

Please ask questions. Get involved. We would love to hear from you.

Sincerely – Your Board of Directors

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