

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION JANUARY 2025

Newsletter:

Dear Neighbors.

A very Merry Christmas and Happy Hanukkah to all. Hope you are having a safe and wonderful holiday season. And wishing you all the blessings for 2025.

2024 was quite a year – new election, new board, back-to-back hurricanes – some might describe it (politely) as a whirlwind of a year – but we survived it and hopefully, as a community – we are stronger.

As we enter 2025, your new Board would like to express its deepest appreciations. We know we have a lot in front of us, but with your help, and strong positive optimism, we will continue to make strides – to make Fairway Oaks a great place to live.

Our overarching objectives remain the same: To maintain, protect and enhance the value of the homes and the quality of life.

With that said, we will introduce the new board for 2025 at the January meeting.

Monuments – Hurricane Relief

As we discussed in December, the repair of the monuments was reviewed once more, and we will be ready to share the latest information. We would like to complete all repairs in the next 4 to 6 weeks.

Further to hurricane relief, we know that there are homeowners that are still working on repairs. Please do not hesitate to reach out if any assistance is needed. Most of the visible debris has been picked up by the County. Further to this, we would like to say 'Thank You' to the Hudson High School Wrestling Team who came out in force to help clear a lot of the debris and even cleared out a homeless encampment. As a gesture of goodwill, we will be donating to the team to help them fund their uniforms and other equipment.

Financials

A report will be provided at the January meeting on the state of financial affairs. Despite some big hits taken in 2024, the budget has held up relatively well. More specifically, the reserves were called into action but remain healthy. They will be called on again to repair the monuments (for example) but the 2025 budget has provided for continuing replenishment (of the reserves). We will be fine.

As already informed, the 2025 budget has been approved, and there will be no increase in homeowners' dues for the new year. There is no question that it 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 in December, our priorities for 2025 include:

- Working with our Legal team, to successfully **integrate the golf course land** into our common areas. We will keep you updated on this as we move along.
- 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/> We welcome any and all comments/suggestions for this effort.
- 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 instituting **E-Voting**. This process will start with 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**. This is a call out for any volunteers to help with these efforts:
 - 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.
- **Property Management** – FYI our contract with Sentry Management is up for renewal on March 1.

- 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 the branches are grazing cars as they drive by. Please pay attention. Trim as needed.

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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