

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION SEPTEMBER 2024 MEETING AGENDA AND NEWSLETTER

Fairway Oaks Homeowners' Association - BOARD OF DIRECTORS Meeting

- When: September 10, 2024 at 7pm
- Where: Beacon Woods Clubhouse

- You are invited to a Zoom meeting.
- When: Sep 10, 2024 starting at 06:45 PM Eastern Time (US and Canada)
- Meeting ID: 384 134 3110

- Register in advance for this meeting:
<https://us02web.zoom.us/j/3841343110?omn=88468988715>

- After registering, you will receive a confirmation email containing information about joining the meeting.

Dear Neighbors:

The agenda for September 10, 2024 is as follows:

- Call to Order
- Pledge of Allegiance
- Roll Call
- Proof of Notice of Meeting (mass email and exterior signs)
 - Confirmation by a board member
- Reading of Minutes of Previous Meeting (August monthly meeting - Secretary)
 - Motion to accept - Vote
- Reports of Officers
 - **President - "State of the Union"**

Vision – the 18-month plan (June 2024 to December 2025)

We have **two overarching objectives**:

- To continue to improve property values.
- To improve community values – make Fairway Oaks a Best Place to Live.

- Golf course

Golf Course: Purchase of the land by Ryan Homes from Lowman will most likely close in January 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 will be planned in the 4th quarter of 2024. The By-Laws require 51% of the community to vote in favor.

If Fairway Oaks does not accept the free offer, then the land will revert/remains with Lowman. This means that the current conditions will remain for the foreseeable future (same as the last 5 years).

At the present time the golf course is not safe. It is possible for persons to commit crimes and hide in the over growth. We know that homeless persons have taken over certain sections (for example, by the Little Road tunnel). Additionally, the fire gaps/paths are poor.

We have walked and inspected the course with our county commissioner who has offered full support.

The President strongly recommends that the free land be accepted.

There will be:

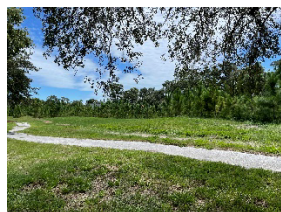
- No increases in homeowners' dues to cover the acceptance.
- No increases in property taxes for individual homeowners as a consequence of accepting the land.
- Less than \$50 total increase in insurance costs annually for the HOA.
- Once the land is accepted, as part of the transaction with the developer, the land will be cleaned and cleared at no charge to the association. Then after, the maintenance required will be minimal. No increases are anticipated in homeowners' dues for such maintenance.
- 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 area (walking paths/bike paths) – available for all members of the community to use. Safe, clean and beautiful.



Now



After



After



After



After

- This "new land" will become part of our Common Areas.

- As long as the land remains “passive” (i.e., no commercial use) – Fairway Oaks will not have to pay any property taxes/assessments. Zero.
- As long as the land remains “passive” – we – the homeowners will not have to pay any property taxes/assessments. Zero.
- Passive means = walking/biking paths.
- 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).

Please ask questions.

At some point soon, a vote will need to be taken.

We will need at least 51% of the homeowners to approve.

- Email distribution list

Master Email Distribution List

We are still short by close to 100 of homeowners who we do not have email addresses.

This is a very important matter. We are moving towards as close to 100% as possible communication via emails. The newsletter for example, publishing twice per month. We urge all homeowners to register.

- Block captains

Block Captains

To complement the email distribution program and to supplement communication in general, we are starting a Block Captain program. We have subdivided the community into 24 zones. Most of the zones are around existing cul-de-sacs.

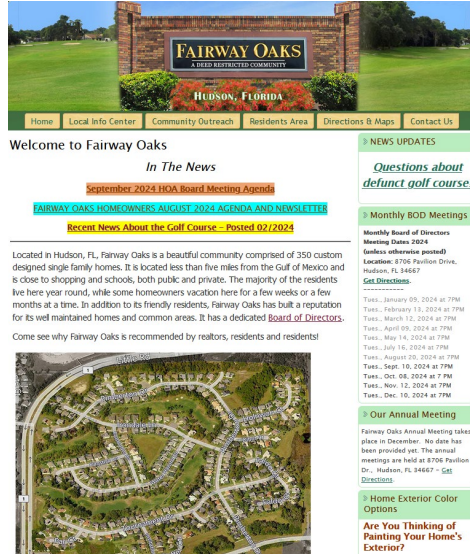
Block Captains

| | |
|-----|---------------------------------|
| 1. | Faldo Cr 1 |
| 2. | Faldo Cr 2 |
| 3. | Dibot Cr |
| 4. | Sandbarren Cr |
| 5. | Holmwood Cr 1 |
| 6. | Pimberton Dr 1 |
| 7. | Pimberton Dr 2 |
| 8. | Woodstone Ln |
| 9. | Spoon Cr - Ken Simmons |
| 10. | Irondale Ln 1 |
| 11. | Irondale Ln 2 |
| 12. | Flagstick Ln 1 |
| 13. | Flagstick Ln 2 - Tony Stearn |
| 14. | Fourstone Dr |
| 15. | WHO 1 |
| 16. | WHO 2 |
| 17. | Tournament Dr 1 |
| 18. | Tournament Dr 2 |
| 19. | Tournament Dr 3 |
| 20. | Par Cr |
| 21. | Duffer Cr |
| 22. | Invitational Dr |
| 23. | Fore Cr |
| 24. | Pimberton South - Paul Baranich |



We are looking for volunteers who can serve as Block Captains. We need a minimum of 24 volunteers according to the schedule box on the left.

- **Vice President:**
 - Web site update
 - Website Updates:** Governing documents plus impact of latest statutes



- **Treasurer:**
 - August financials (Motion – Vote)
August Financials

Fairway Oaks Homeowners Association, Inc.
August 2024

| ASSETS | | LIABILITIES | |
|--------------------------|-------------------|----------------------------|-------------------|
| Cash in Bank - Operating | 98,907.86 | Accounts Payable | 1,342.72 |
| Cash in Bank - Reserves | 68,543.54 | Accrued Estimated Exp | 100.00 |
| Accounts Receivable | 11,202.19 | Deferred Annual Assessment | 33,246.44 |
| Prepaid Assets | 1,837.54 | Prepaid Assessments | 12,257.46 |
| | | Equity - Reserves | 68,543.54 |
| | | Equity - Operating | 65,000.97 |
| | | | |
| | | | |
| TOTAL ASSETS | 180,491.13 | TOTAL LIABILITIES | 180,491.13 |

| | Current Period Actual | YTD Actual | YTD Budget | VARIANCE (Over/Under) |
|--------------------------|-----------------------|--------------------|------------------|-----------------------|
| TOTAL INCOME | 8,408.71 | 70,265.20 | 66,826.22 | 3,438.98 |
| EXPENSES: | | | | |
| Grounds | 9,755.92 | 42,013.33 | 24,333.32 | 17,680.01 |
| Utilities | 63.51 | 504.27 | 800.00 | (295.73) |
| Administration | 4,200.61 | 51,567.23 | 33,559.50 | 18,007.73 |
| Reserves | 1,016.66 | 8,133.36 | 8,133.36 | 0.00 |
| | | | | |
| TOTAL EXPENSES | 15,036.70 | 102,218.19 | 66,826.18 | 35,392.01 |
| | | | | |
| SURPLUS/(DEFICIT) | (6,627.99) | (31,952.99) | 0.04 | (31,953.03) |

COMMENTS:

- Beacon Masters assessment for 2025
- Adjusting entries for 2024 budget
- **Director – Land Management:**
 - Landscaping contract – 3 bids (Motion – Vote)
 - Jenkins Lawn Care and Maintenance
 - Billy Uribes Lawn Care
 - All Turf Lawn & Landscape Maintenance
 - **Land Management:**

Hello. My name is Nannette Pellicano

I'm in charge of the common grounds here at Fairway Oaks. At last month's meeting I handed in 3 bids to the board for a new lawn care service. Red Tree has been terminated – effective October 31, 2024 – and I'll explain why.

1. They were not serving our community according to the contract in which we were paying \$1800/month. They were barely completing half the work. I requested a meeting and at that meeting I was told that the retention ponds were not included in the contract and that it would cost an additional \$1000/month. With that, they submitted an addendum to the contract and charged us \$5000 in back pay - much to my surprise.

Supporting my disapproval, the board decided not to accept the addendum. We paid for the extra \$5000 in good faith – thinking and hoping that they would respond by doing better work. However, they still did not deliver quality work, and we decided to terminate.

The board has decided to honor the provisions of the contract that was signed by the previous board in which we have to provide a 60-day notice. This means that we have to pay for Sept and Oct whether they come out or not, and regardless of the quality of work. However, we will not be paying them for the extra \$1000 they requested which was never contracted.

I want it on record that I'm not in favor of paying for service not rendered.

2. The quality of work when on premises is at sub-par and unacceptable.
3. With no oversight, they were able to come and go as they pleased, not completing the job.
4. When we asked for a meeting, the owners never came to talk with our President and myself. We had 3 meetings with only the foreman who could not commit to anything – which tells us we are not a priority to them.

As mentioned, I submitted to the board 3 bids at the August meeting. I went driving throughout the entire community with all the companies giving each a map and explained to each what was expected and the personal service we are paying for.

We are now going to vote on a new lawn service. I am recommending and will be voting for Uribe and I'll say why:

1. Uribe is insured and licensed, but he is also a handyman – which we need from time to time.
2. Uribe is based in a nearby community which makes him readily available for jobs and services we may need – we have already called him and used him for piecework that needed to be done.
3. Uribe is already on our vendor's list with Sentry Management thereby cutting any down time in starting – to ensure our grounds always look great.

Note that for all bidders we have proposed a minimum 3-month probationary period to begin with to see if they are a good fit. In the past there was no oversight – now there will be. All were informed and given the same opportunity. All were given the map of the grounds.

All know that as I hire, I can fire just as fast if the job is not being kept up to the standards set forth in the contract and all will have a 30-day notice of termination. The pay will be determined on the quality of work provided. We also told each that we are aware of the weather and family commitments but we do expect a call if service is not going to be rendered on the day we expect it because we will be checking.

Any questions before I make the motion to vote?

- **Director – ARCs**

- ARC Approvals:** – list of approved (Motion – Vote)

-

- **Reports of Committees:**

- Drive Around Committee** – Community Beautification Group (CBG)

As mentioned in the last meeting, a new CB Group has been instituted (formerly known as Code Enforcement). The Group has had some briefings and training using the legacy violations list as a starting point. Their first official drive around will be on Sept 16, 2024.

- Fining Committee** - Violations list

Fining Committee is active and working. Focus has been on the legacy violations. Fining Committee will get in step with the new CBG as it comes on line.

- Outreach Committee / Helping Hands Committee**

Committee now has a new director – Director Zoila.

Welcome was made to the new homeowners who arrived since June 2024. Outreach will continue as more new homeowners arrive.

Helping Hands – a community-based resource for members to reach out if they need help. Registry will be established for all kinds of professionals/handy persons (e.g., plumbers, electricians, dog walkers, handy persons, etc.). Professionals can state if they would be willing to do volunteer work for those in need.



- Unfinished Business
- New Business
 - Agenda items to possibly include for the next meeting
- Adjournment

If you can't make the meeting – even the Zoom option – we have a new email address and a new phone number:

- fairwayoakshoa@myyahoo.com - we commit to replying within 48 hours
- (352) 737 3958 - If you get voicemail – we commit to replying within 48 hours

Please reach out to us.

Please, aside from your name, make sure you include your home address and best phone number.





We're looking for volunteers in our community with experience in electrical work, plumbing, carpentry, or other handy skills to help neighbors in need of small repairs and maintenance tasks. If you're an electrician, plumber, or have general handyman experience, your assistance would be greatly appreciated! This is a great opportunity to give back, make a difference, and strengthen our neighborhood connections. If you're willing to lend a helping hand, please fill this flyer out or contact fairwayoakshoa@myyahoo.com

LET'S WORK TOGETHER TO HELP OUR COMMUNITY!

| | | |
|-------------------------------------|---------------------------------------|----------------|
| <input type="checkbox"/> Electrical | <input type="checkbox"/> Lawn Care | Name: _____ |
| <input type="checkbox"/> Plumbing | <input type="checkbox"/> Painting | Phone #: _____ |
| <input type="checkbox"/> Carpentry | <input type="checkbox"/> Other: _____ | Email: _____ |

