

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
MARCH 2025
UPDATE ON THE GOLF COURSE LAND
The Fairways at Fairway Oaks

News Alert:

Dear Neighbors.

We would like to provide an update on where we are with the golf course land. As previously reported there has been a delay in the sale of the land from the owner to the developer. We were waiting for that sale to receive, for free, the 20-acre portion that is in Fairway Oaks. The delay, as explained to us, is due to strictly logistical reasons, and nothing else. The sale is now expected to take place in September 2025.

Given this, we have been given the option to lease the land on a temporary basis until the sale takes place. The lease option is for \$12/year for the entire 20 acres. In our last monthly meeting, the Board approved taking the lease option and, in the days following, signed the lease. The \$12 was paid via a donation from a homeowner.

Long story short, the lease option allows us (Fairway Oaks) to take control of the land. Up to this point, any entry was trespassing. Now we can legitimately enter the land.

Before continuing, as some questions have been raised, we would like to provide more background and context. As everyone knows, last November we voted as a community to acquire the land. As stipulated by our governing documents, we received the required 51% YES votes. The next step, at that time, was to wait for the sale to take place knowing that with the YES votes, we would have the authority to accept the land.

Given the postponement of the sale and the option to lease, our first step was to seek the advice of our Legal team. This was the question we posed: *if we would like to take the leasing option – will the vote we did in Nov/Dec apply or will we need to have another vote to cover the leasing?*

This was the reply: *The vote that was taken late last year is sufficient to lease the land until the close of the purchase can happen. A second vote is not necessary.*

We would also like to include the actual wording – the actual question - on the ballot from last Nov/Dec:

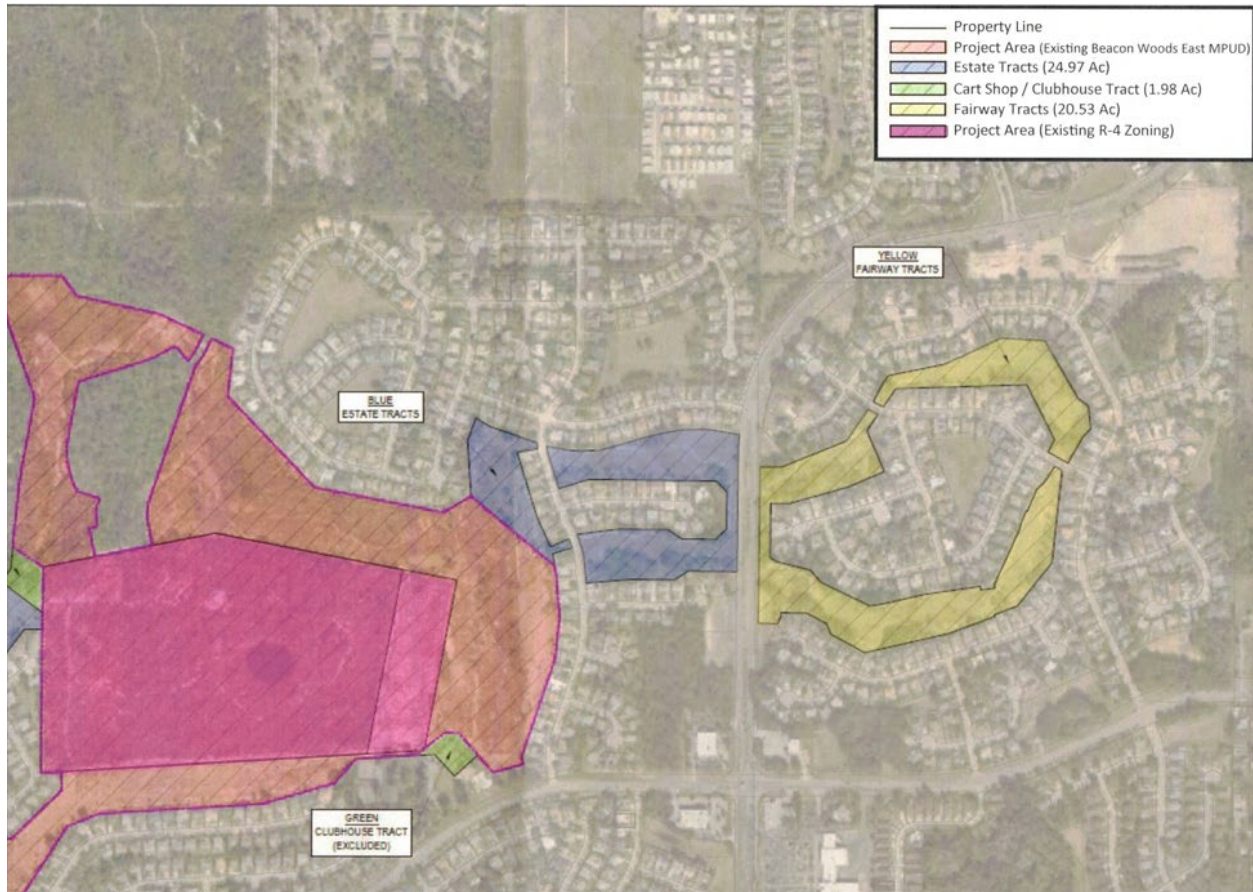
Shall the Association acquire the golf course land (MPUD Map H Master Plan) and annex same as part of the Association, encumbered by the Declaration?

- Yes, in favor of acquiring the golf course land (MPUD Map H Master Plan) and annex same as part of the Association, encumbered by the Declaration.*
- No, not in favor of acquiring the golf course land (MPUD Map H Master Plan) and annex same as part of the Association, encumbered by the Declaration.*

We would like to note here that the Estates, our neighbors across Little Road, who are also waiting for the sale to take place to get their portion, has had a lease (on their portion of the land) for the last two years.

For visualization purposes, the following is a diagram of the land(s) in question:

- The yellow area is referred to as the Fairway Tracts – as in Fairway Oaks (approx 20 acres)
- The blue area is referred to as the Estate Tracts – as in the Estates (approx 25 acres)
- The road between the yellow and blue areas is Little Road
- The road south of the yellow and blue areas is Hudson Avenue.
- The other colored areas are named in the index.
- Both the yellow and blue sections are not going to be part of the real estate deal and will be given (at no charge) to Fairway Oaks and the Estates respectively.

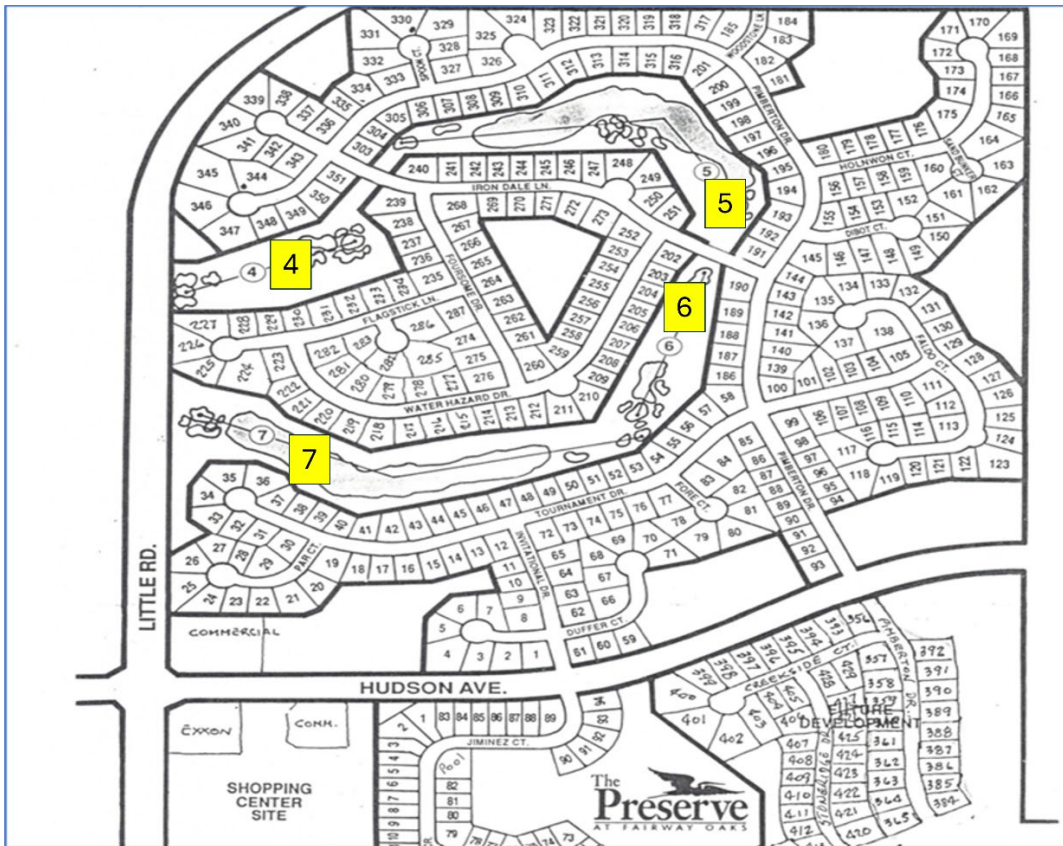


Now that we have control of the land, our first action is to rename it – from hereon forward, the name of the land shall be ***The Fairways – as in The Fairways at Fairway Oaks***. Hope you like it.

As mentioned, now that we have control, we can enter the land without trespassing. However as promised, our intent is not to spend any HOA funds on the land until we actually own it. We have funds in the 2025 budget specifically for the land. However, we will hold them until we have ownership. We know that any real estate deal can fall apart even at the last minute. However, with the lease, in being able to enter the property, we can do a few things (like clean up) with the help of volunteers.

Hope all this makes sense and is reasonable.

To further aid in understanding, we are including here another diagram showing The Fairways divided into sections 4,5,6 and 7, with corresponding links to [aerial video footage](#) on our Facebook page:



Please refer to the corresponding numbers (sections of The Fairways) on the diagram.

<https://www.facebook.com/inaki.alvarez.988/videos/1685779032146658> (section 7)

<https://www.facebook.com/inaki.alvarez.988/videos/641929262023444> (section 4)

<https://www.facebook.com/inaki.alvarez.988/videos/930269068991201> (section 5)

We know this is a lot of information, but taking control of this land and at some point incorporating into our common areas, is a big deal and will be a great accomplishment. Not many communities anywhere can boast of a park area, with walking and biking paths. Once we get it all together, our home values will be positively impacted. Best place to live.

To commemorate this step (the lease) we would like to invite all members to join us for a “Walk On The Fairways”:

When: May 17, 2025 at 9am

Where: We will meet at where The Fairways cross Irondale Ln (between points 5 and 6 in the diagram)

Walk as fast, or as slow, or as deliberate as you want – we will take our time – it is not a race - enjoy the beauty and the peace. Bring your own water.

And finally, we would like to issue a “Call to Action”. A shout out to all volunteers. Let us get this party going. We will need all kinds of persons. Please sign up to volunteer.

And for those who live along The Fairways – you now have permission to “clean up your back yards”. As much as you like – go at it. But please always be responsible – respect your neighbors – clean up after yourselves, trim the trees, do not litter, and pick up the poops.

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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