

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION**  
**April 2025**

**Newsletter:**

Dear Neighbors. Greetings.

Couple of quick reminders:

- **April 4 and 5 – Friday and Saturday – Community Spring Yard Sale**



- **Walk The Fairways – May 17, 2025 at 9am (mark your calendars)**  
The Fairways at Fairway Oaks (formerly the golf course land)  
Walk with us as we explore and become familiar with our new common areas



**More info to come on this Walk – it is not a race – just a leisurely stroll.**



**This is the vision we have for The Fairways**

And with that, we continue with 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.

What is one thing we can do – you might ask? **As spring is upon us, how about we focus on our yards! Ask yourself – does our house have curb appeal?** I admit – I am the first one to ask that question because I know that our house needs attention. **I'm on it. Hopefully we have more rain come in to support us.**

So let's get going.

**Property Management Company** – the most pressing item for us at this time. As mentioned previously, we are in the middle of renewing (or not) the contract with our property management company (Sentry). Unfortunately, it is not going very well. We will hopefully have a resolution one way or another by the time of our meeting.

#### **Monuments – on Hudson Ave and Little Rd - Hurricane Relief**

As previously reported, our plans were enhanced by our masonry person to now include more scope (i.e., replacing more of the existing wall) and better/stronger materials (e.g., #5 rebar and more of them). These enhanced plans have now been approved by the County, the work will re-commence. This work includes not just repairing the monument on the BP side but also the repair and long overdue maintenance of the Mobil side. Hopefully all will be concluded by the end of April.

Still working on the possibility of the County helping us with the sign.

#### **Perimeter Wall – along the BP station - Hurricane Relief**

Almost completed. Should be finished soon and hopefully good for another 30 years.

#### **Financials**

Please refer to the March financials summary following. It shows our Balance Sheet – summary of all Assets and Liabilities, as well as our Income and Expenses for the period. New column showing our Budget for the year.

We continue to work on all (current) accounts receivable. They remain stubbornly high as we enter the fourth month of the year. We will continue to press on these.

Copies of financials can be found on our website at: <https://fairwayoaksfl.com/residents-area/financials/>

If you have questions, please do not hesitate to ask.



- Code Enforcement and Fining – how does it work
- Hurricanes (required by the state of Florida)

As informed previously, the first policy – Parking – was shared with a control group to get some initial feedback before sending to full circulation and implementation. If you would like to be part of these feedback groups, please let us know. Following are the comments received from the first control group:

- *Yes, we think it reads well and is very clear*
- *I think it is written clearly and appreciate the effort to get our neighbors to stop parking on the streets and blocking the sidewalks.*
- *After reviewing this, I believe it sounds good. I really hope this is enforced and people stop parking with their vehicles in the street and off the grass.*
- *The following statement conflicts with the clarified Florida Statute... " In no event shall any truck larger than a one-half (1/2) ton pickup be parked, stored or kept in any parking garage or driveway incident thereto." Reply: The 2024 statute update clarifies that the determining factor is the weight the truck – i.e., max of 26,001 lbs – and/or 3 or more axles. 26,001 lbs is about 13 tons. Therefore, the previous reference to how much the truck can carry is no longer relevant.*
- *Well Said, & Very Clear.*
- *I appreciate & Approve of the Parking on the Street Laws. Especially those homeowners who park on the sidewalk, instead of pulling their trucks or cars up close to garage.*
- *Good Morning HOA  
I think this is great! We really need this- thank you for asking for my feedback on this issue.*
- *Looks good to me. Thank you*
- *Looks like the HOA put some time and effort to make this clear to all residents. Looks fine to me. Thank you.*
- *The parking regulations are fine, in my opinion. However, it is the enforcement of them that is lacking. I note overnight parking on the street, blocking sidewalks and blocking mailboxes. And I only drive in on Pimberton and go around the corner to the short end on Tournament Drive.*
- *Very well written. Easily understandable. Great job*
- *I think it was well written and very clear*
- *Sounds good to me. Our neighbors always parked their cars not only in the street day and night but also block our driveway in doing so.*
- *Statement is clear and understandable. Thank you for this information*
- *A quick read of this seems to only apply to owners of property. It should be clear these rules apply to renters as well. I am talking about the driveway rules.*

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. Much more economical than paper-based voting. More to come on this.

**Community Outreach and Helping Hands Committee:**

- 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.

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- 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.

**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.

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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