

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
May 2025
NEWSLETTER

Dear Neighbors. Greetings.

Quick reminder:

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



It is not a race – just a leisurely stroll.

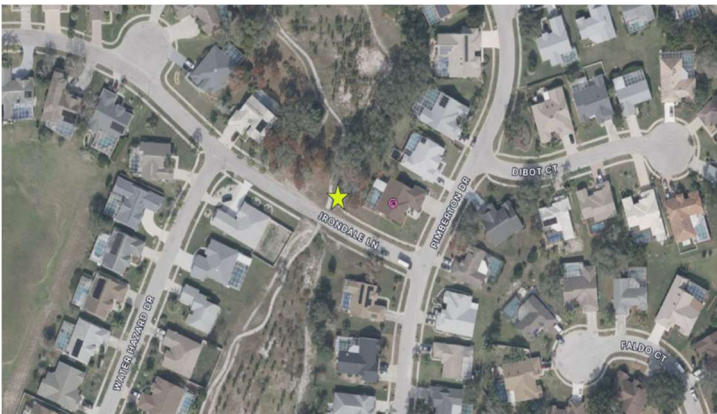


The vision we have for The Fairways

<https://www.facebook.com/inaki.alvarez.988/videos/641929262023444>

<https://www.facebook.com/inaki.alvarez.988/videos/930269068991201>

<https://www.facebook.com/inaki.alvarez.988/videos/1685779032146658>



We will meet here

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 – we can report now that as of May 1, 2025 Sentry is no longer our property management company. It was not a good ending. Very confusing to say the least. A lot of “on again” and “off again” – mixed messaging. And then when it really mattered – very little to no communication. Still do not know how much of it all was a large national corporation being arrogant or a divisional office that was incompetent. Perhaps some of both. In the end they gave us the boot, and took some of our funds, when we were very clear in informing them that we were willing to stay until the end of the term.

On the positive side, while all this was going on, we were doing our due diligence in meeting potential replacements. We are pleased to report that as of May 1, 2025, we have a new property management company – Qualified Property Management or QPM. QPM is a local company based in New Port Richey <https://qualifiedproperty.com/> They are a private company who has been in business for over 30 years. They serve several counties in the general central Florida area, with additional offices in Pinellas and Citrus counties.

We met with them several times and had good relaxed conversations. For the first year they agreed to match the fees we were paying to Sentry. The contract we signed is for similar services with a focus on accounting and bookkeeping. Their software platform however, is vastly superior, and we look forward to providing our community with better service especially in terms of database management, financial controls, code enforcement and overall customer experience.

We will bring them around for introductions as soon as possible but for now, please be patient with the transition. They will be sending us all a welcome packet.

Monuments – on Hudson Ave and Little Rd - Hurricane Relief

As hopefully you noticed, the rebuilding work on the BP side is moving along. The new foundation has been set and the project has passed the first inspections. The complete scope of 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 very soon.



Still working on the possibility of the County helping us with the sign. We have sent follow-ups.

Perimeter Wall – along the BP station - Hurricane Relief

Almost completed - all special parts have come in. Once installed we will follow with good clean up.

Other Hurricane Relief

Just FYI – the County Recovery Services is due to come in this weekend (the 9th and the 10th) to do another round of pick-ups. The focus of this round will be the pick up of debris in The Fairways (the former golf course land). Please don't be surprised to see piles of debris as well as tractors and trucks.

Financials

Please refer to the April 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.

Fairway Oaks Homeowners Association, Inc.					
April 2025 (05/05/2025)					
ASSETS		LIABILITIES			
Cash in Bank - Operating	132,289.51	Accounts Payable	0.00		
Cash in Bank - Reserves	65,747.59	Accrued Estimated Exp	83.33		
Accounts Receivable	13,626.99	Deferred Annual Assessment	67,493.20		
Prepaid Assets	986.40	Prepaid Assessments	13,206.70		
		Equity - Reserves	65,747.59		
		Equity - Operating	66,119.67		
TOTAL ASSETS	212,650.49	TOTAL LIABILITIES	212,650.49		
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL INCOME	8,498.11	34,576.64	33,913.27	663.37	101,739.83
EXPENSES:					
Grounds	0.00	13,000.00	12,833.36	166.64	38,500.00
Utilities	58.87	222.13	333.36	(111.23)	1,000.00
Administration	6,290.47	15,627.93	16,679.83	(1,051.90)	50,039.83
Reserves	1,016.66	4,066.72	4,066.72	0.00	12,200.00
TOTAL EXPENSES	7,366.00	32,916.78	33,913.27	(996.49)	101,739.83
SURPLUS/(DEFICIT)	1,132.11	1,659.86	(0.00)	1,659.86	0.00
COMMENTS:					

A Few Other Items:

Amendments to the governing docs: 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/>

A working group tasked with the review of all proposed changes for the purpose of possible incorporation into the governing documents has met. More sessions are planned. We welcome all comments/suggestions, including anyone who might want to join the working group.

We have briefed our Legal team and now have an outline for moving forward. We will pick up again after the property management company transition.

Policies and Procedures: In addition to the governing documents, we have started work on a comprehensive and robust set of **Policies and Procedures**. We have finished three drafts:

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

As with the amendments, we will pick up again after the property management company transition.

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.

Good to know that our new property management company has experience in **E-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.

Join us: Walk The Fairways – May 17, 2025 at 9am (watch these videos)

<https://www.facebook.com/inaki.alvarez.988/videos/641929262023444>

<https://www.facebook.com/inaki.alvarez.988/videos/930269068991201>

<https://www.facebook.com/inaki.alvarez.988/videos/1685779032146658>

- 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 people walking and 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

Email: fairwayoakshoa@myyahoo.com

Phone: (352) 737 3958

Website: <https://fairwayoaksfl.com/>

Facebook: <https://www.facebook.com/fairway.oaks.2024/>