

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
August 2025
NEWSLETTER

Dear Neighbors. Greetings.

Hope you are having a good summer so far.

We continue with our overarching objectives: to maintain, protect and enhance the value of our homes and the quality of our lives – best place to live - it all starts with each and every homeowner.

It all starts with you.

With that in mind, we need to start this newsletter by calling out to all - **that the community needs volunteers**. Whatever amount of time that you can spare – the community needs more participation. Please consider getting involved.

If however, participation is not possible, then please do whatever you can to make sure your property is in as best shape as possible. This alone will be a big help. Palm trees that need trimming. Driveways that need power washing. Roofs that need cleaning. Lawns that need edging – including edging the street sides. All these initiatives – each on their own – help to keep our home values up.

We know that there are items that are not within our control that we must be patient with. For examples, the condition of The Fairways (formerly the golf course) or the conditions of the streets – but there is plenty that we can do. By the way – according to reliable sources, the new date for the handover of The Fairways is early October, and for street repair by the County is 2026.

If you would like to chat – call (352) 737 3958 – or email to fairwayoakshoa@myyahoo.com.

At our next meeting on Tuesday August 12 at 7pm, we will have a presentation by Spectrum to explain their bulk offer.

Lower your internet connectivity and TV package rates by at least half!!

Bulk rates being offered to Fairway Oaks for Internet and TV.

Previously we had a presentation by Blue Stream Fiber. On Tuesday we will have Spectrum.

Please note: the offers are for all 355 homes – all must participate.

- The offer from **Spectrum** is **\$55/mo/home** which will include 1 GB of internet plus over 100 channels including several specialty channels.
- Because Spectrum is cable based (not fiber) – there will be no additional infrastructure to install.
- 70% of the community is already on Spectrum.
- Most homes on Spectrum are currently paying between \$130 to \$200 per month.
- Right now, most homes are getting between 100 MB to 300 MB internet capacity.
- Contract is for a minimum of 5 years – increases of 5%/year.

- **Plus Door Fee = approx. \$142,000.** Door fee is like a signing bonus – Spectrum will give the Association \$142,000 if the offer is accepted. This amount can be used by the Association in whatever manner it chooses.
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- **Walk The Fairways**

The Fairways at Fairway Oaks (formerly the golf course land)

If you have not already – we encourage you to Walk The Fairways - explore and become familiar with our new common areas. It needs a lot of work, we know, so go slow, but all in due time.



- **Property Management Company** – Qualified Property Management or QPM is our new property management company, and they are “open for business”. Based in New Port Richey, 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.
<https://qualifiedproperty.com/> Tel: (727) 869-9700

Everyone should have received a Welcome Packet in the mail. If you did not or maybe not sure where it is, please let us know. The packet has a lot of useful information as well as a Registration Form. You can complete the form and send/mail it in or register via the web portal provided. All your log-in information should be on the form/packet you received.

Quick Links: portal@qualifiedproperty.com
request@qualifiedproperty.com

Help with registering – help with the portal
General questions

The contract we have with QPM is one that focuses on accounting and bookkeeping. Their software platform is quite good, 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.

Yes, you will still receive a bill for the annual dues at the end of the year for 2026. No change in dues for the remainder of 2025.

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

As hopefully you noticed, the rebuilding work on the BP side as well as the maintenance/repair work on the Mobil side, including all caps, have been completed. New sign for the BP side coming soon.



- **Financials**

Please refer to the June financials summary following. It shows our Balance Sheet (summary of all Assets and Liabilities), our Income and Expenses for the period, as well as the Annual Budget. As QPM catches up on all transactions, this June summary is more complete.

Fairway Oaks Homeowners' Association, Inc.					
June 2025 Financial Summary					
ASSETS			LIABILITIES		
Cash in Bank - Operating	116,073.74	Accounts Payable	0.00		
Cash in Bank - Reserves	63,400.33	Accrued Estimated Exp	0.00		
Accounts Receivable	13,189.37	Deferred Annual Assessment	50,480.00		
Prepaid Assets	1,138.93	Prepaid Assessments	13,206.70		
		Equity - Reserves	64,416.72		
		Equity - Operating	65,698.95		
TOTAL ASSETS	193,802.37	TOTAL LIABILITIES	193,802.37		
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL INCOME	8,437.52	51,630.42	50,869.92	760.50	101,739.83
EXPENSES:					
Grounds	6,785.40	22,285.40	19,249.98	3,035.42	38,500.00
Utilities	122.15	260.95	499.98	(239.03)	1,000.00
Administration	5,822.48	21,564.30	25,020.00	(3,455.70)	50,039.83
Reserves	1,016.66	6,280.63	6,099.96	180.67	12,200.00
EXPENSES	12,730.03	44,110.65	44,769.96	(659.31)	101,739.83
TOTAL EXPENSES					101,739.83
SURPLUS/(DEFICIT)	(4,292.51)	7,519.77	6,099.96	1,419.81	0.00
COMMENTS:					

We continue to work on all (current) accounts receivable. 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.

A Few Other Items:

- **E-Voting:** 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.

More safety tips for times of power outages – some suggestions on how to protect yourself until the power comes back on.

- **Keep the refrigerator and freezer closed.** Without power, the average full-sized refrigerator will keep food cold about four hours—if you don't open the doors. When the power is out for more than four hours, you'll have to move dairy, meat, and other temperature-sensitive foods to a cooler with ice, so they don't spoil. A freezer can hold its temperature for up to 48 hours, so you'll be fine for a couple of days—if you leave the freezer closed.
- **Unplug electronic devices.** When the power comes back on, the sudden electrical surge can seriously harm electronics. So, as soon as a blackout occurs, pull the plug on all your electronic equipment and countertop kitchen appliances, and unplug all devices from chargers.
- **Heat and cook carefully.** Use fireplaces or generator-powered electric space heaters, not heaters with fuel sources that produce toxic fumes. Only use camp stoves and grills outdoors. Never use a gas stove for heating, but it's OK to keep using it for cooking.
- **Avoid candles.** They're not the safest light source. Instead, use flashlights and battery-powered lanterns—they're easy to move around, and safe to leave unattended.
- **Use generators safely.** Safety experts advise keeping a generator dry—don't use it in the rain or when there is flooding. Always turn it off and let it cool before refueling. Run it outdoors (never in a closed garage), 20+ feet away from windows and doors, to prevent carbon monoxide from entering your home.
- **Get an emergency radio.** It will provide weather reports, news, and entertainment while the internet is out. Find battery-powered models with hand crank, solar, and USB charging options.
- **Have a backup plan for health equipment and medications.** Devices such as breathing machines have to be plugged in, and supplies such as insulin need refrigeration. Have alternate power sources, and a cooler you can immediately fill with ice. Ask your utility company to be on a "priority reconnection service" list of homes that need power for life-supporting medical devices.

Please stay safe.

Thank you again for everyone's support. ***It all starts with you.***
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/>