

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
July 2025
NEWSLETTER

Dear Neighbors. Greetings.

First of all – the **2025 hurricane season has arrived – and it's shaping up to be busy.**

According to the [National Oceanic and Atmospheric Administration](#) (NOAA), the forecast calls for:

- 13 to 19 named storms
- 6 to 10 hurricanes
- 3 to 5 major hurricanes (Category 3 or higher)

What's driving this? Warmer-than-average ocean temperatures, changing patterns — especially in the Atlantic and the Gulf of America.

Why Prepare Now?

History has shown us that early action saves lives and property.

Don't wait to protect what matters most.

Your Disaster Preparedness Checklist

- **Create a family emergency plan**
- **Build a disaster kit** (food, water, medicine and batteries)
- **Review your insurance coverage** — including flood protection
- **Secure your home** (windows, outdoor items, backup power) – **Trim Your Trees**
- **Safeguard essential documents** (digitally or in waterproof containers)
- **Stay alert** through official weather sources and local alerts

If you need assistance – please do not hesitate to reach out.

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

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

Two companies - Spectrum and Blue Stream – are offering Fairway Oaks - Bulk rates for Internet and TV services. Please note: both offers are for all 355 homes – all must participate.

- **Spectrum** is a cable (co-axial) based company and **Blue Stream** is a fiber-based company.
- The offer from **Spectrum** is **\$59/mo/home** which will include over 100 channels, plus ESPN+, Disney+, Paramount+ and Peacock, **plus 1GB of internet.**
- 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.

- **Blue Stream** is a fiber-based solution. They only do fiber and they do only HOAs (and businesses).
- They will have to install all new infrastructure – for all homes – everything will be below ground – 10 GB capacity fiber lines - and everyone will get 1 GB of internet to start. A small box will be installed on the side of each house plus a small box inside the home, with a remote control.
- **No charge for any of the infrastructure** – no charge for the entire community.
- They have a Single Play and a Double Play package.
- Single Play is just internet (1GB per home to start). They are quoting **\$34.95/month/home**.
- All homes must participate in the Single Play package.
- However with Single Play, each home can decide if they want (as additional) Blue Stream TV and/or Phone – **all optional**. If you do decide to get TV and/or Phone – you will be billed separately, individually. i.e., 100% of the community is not required.
- Double Play is internet (1GB) plus TV via DirectTV Stream (phone is always optional). Price is **\$60.95/month/home**.
- Contract = for 10 years with increases of 4%/year.

Please refer to the summary table following:

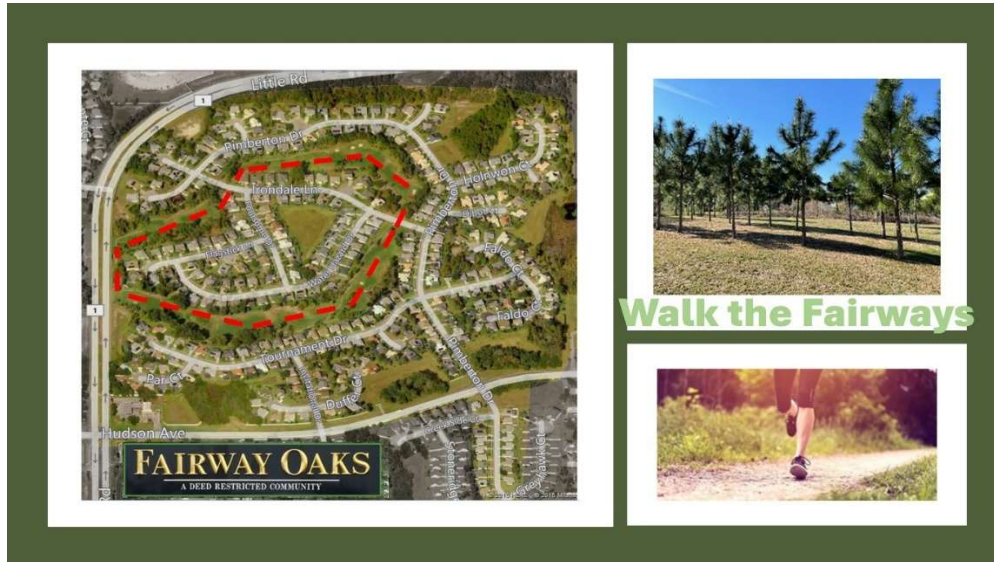
	Spectrum	Blue Stream
Solution	Existing Cable	New Fiber
Solution	No charge for any new set up	No charge for all infrastructure installation - all below ground
Solution	All 355 homes	All 355 homes
Solution internet	1 GB	1 GB
Contract	5 years	10 years
Contract increases per year	5%	4%
Community	Currently 70% on Spectrum	Currently 0%
Community	Currently paying \$130 to \$200 / home per month	0\$
Solution internet only	Not in the offer	\$34.95/mo/home Single Play – internet only
Solution internet only	Not in the offer	Blue Stream can bill individually/separately for any TV and/or phone service (i.e., 355 homes not required)
Solution internet plus TV	\$59/mo/home	\$60.95/mo/home Double Play
	https://www.spectrum.com	https://www.bluestreamfiber.com/

We have invited representatives from both companies to present at our monthly meeting.

- **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, so go slow, but all in due time.



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.

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- **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 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.

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.

Fairway Oaks Homeowners Association, Inc.					
May 2025 (05/31/2025)					
ASSETS		LIABILITIES			
Cash in Bank - Operating	129,409.26	Accounts Payable			0.00
Cash in Bank - Reserves	62,217.90	Accrued Estimated Exp			0.00
Accounts Receivable	12,975.59	Deferred Annual Assessment			59,056.46
Prepaid Assets	1,902.82	Prepaid Assessments			13,206.70
		Equity - Reserves			63,234.29
		Equity - Operating			71,008.12
TOTAL ASSETS	206,505.57	TOTAL LIABILITIES			206,505.57
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL OPERATING INCOME	8,435.40	43,192.90	42,392.05	800.85	\$ 101,739.83
EXPENSES:					
Administration	113.89	15,741.82	20,850.00	5,108.18	50,039.83
Grounds	2,500.00	15,500.00	16,041.65	541.65	38,500.00
Utilities	0.00	138.80	416.65	277.85	1,000.00
TOTAL OPERATING EXPENSES	2,613.89	31,380.62	37,308.30	5,927.68	\$ 89,539.83
SURPLUS/(DEFICIT)	5,821.51	11,812.28	5,083.75	6,728.53	
RESERVE INCOME	0.27	0.27		0.27	
RESERVE EXPENSE	(1,016.66)	(5,264.24)	(5,083.30)	(180.94)	12,200.00
TOTALS	4,805.12	6,548.31	0.45	6,547.86	\$ 101,739.83
COMMENTS:					

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.

- **Community Outreach and Helping Hands Committees:**
 - **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). After the successful **Walk The Fairways, our next event will be July 4th – we will be coming out with flags for all the homes**. Please say “thank you” for all the flags to *ACE HARDWARE - 8080 Moon Lake Road, NPR*. We need to do more of these types of events – perhaps 2 to 4 per year - that help bring the community closer together.
 - **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 – Poops in Your Own Yard (PYOY) – look it up: Pasco County Ordinance: Chapter 14 – ANIMALS, Division 4, Sec. 14-98: Animal constituting a nuisance prohibited.

Frequent or habitual depositing of excreta on property not belonging to the owner of the animal without the property owner's consent = is a violation of the County Ordinance.

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

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Phone: (352) 737 3958

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

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