

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION**  
**June 2025**  
**NEWSLETTER**

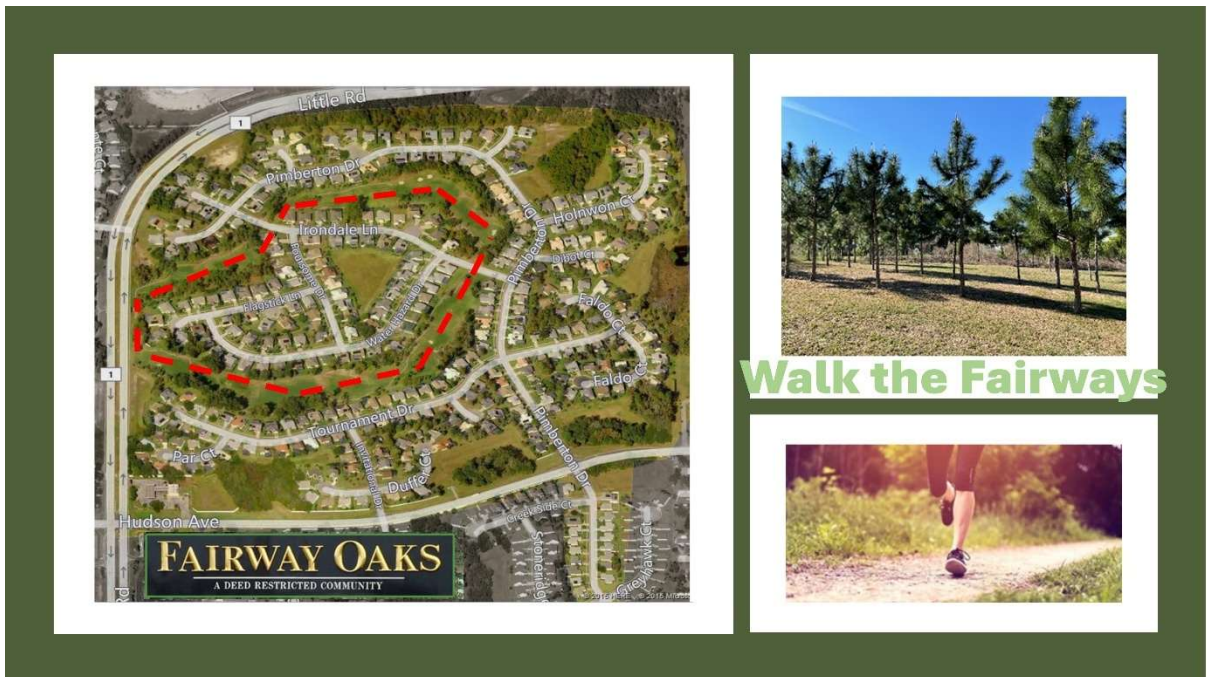
Dear Neighbors. Greetings.

Quick question: some people have asked, why do we send out these newsletters? Wouldn't we rather have people attend the meetings? If we provide too much info in the newsletters, people will not come to the meetings. It is a good question – and yes – would be nice to have more people at the meetings.

**What do you think?** Please – drop us a note at [fairwayoakshoa@myyahoo.com](mailto:fairwayoakshoa@myyahoo.com)

- **Walk The Fairways – thank you for those who walked with us.**  
The Fairways at Fairway Oaks (formerly the golf course land)  
Thank you also to those who greeted us along the way and said “HELLO”.

If you have not already – we encourage you to Walk The Fairways - explore and become familiar with our new common areas.



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.

**Property Management Company** – As previously reported, we now 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.

Right now we are in the middle of transition. 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.

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.

We will bring them around for introductions as soon as possible but for now, please be patient with the transition.

### **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, have been completed. Caps will arrive any day and will be installed. Similarly with the new sign for the BP side.



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

Completed – including clean up. May need to repaint some parts.

**Following is a message from Nannette Pellicano** – our director of Land Management as well as the chairperson of our Outreach and Helping Hands Committees.

*Hi to all. I am happy to say summer is in the air and we are working hard at getting our land and common grounds in top shape. Hopefully you see a difference. Some further work is needed and being planned out. More on this in the future. The perimeter wall at the BP is done - up and cleaned - and going to be put on a schedule for maintenance. All palm trees in the common grounds have been pruned for the upcoming hurricane season. The monument walls are nearly complete, and we can move on to other things in need of our attention.*

*Hopefully each piece, each activity, encourages us to take more pride in our community and what we have accomplished together. The Fairways, for example, will be a beautiful place to stroll and enjoy nature at its best. PLEASE NO DUMPING ON THE FAIRWAYS.*

*We are in the process of putting together our own Fairway Oaks calendar with photos and events happening in our community. Any suggestions are always welcome. Communication is key.*

ONCE AGAIN - HAPPY TO SAY WE'VE SECURED THE FLAGS for each home from ACE HARDWARE - SO GO VISIT THE STORE AND THANK THEM (8080 Moon Lake Road, NPR). We need volunteers to get them to each home. We are planning on 4th of July so please sign up so we can have it all done before the 4th. Please display your flag on these days: MEMORIAL DAY, FLAG DAY, FOURTH OF JULY to show pride in our community and HONOR THOSE WHO SERVE, as always, we need HELP! WE ARE DOING OUR PART!

WE ASK YOU TO TAKE PRIDE IN OUR COMMUNITY BY TRIMMING YOUR TREES AND KEEPING CARS OFF THE GRASS AND COMMON GROUNDS AND OFF THE ROADS. AS EVERY HOMEOWNER KNOWS, BOATS AND TRAILERS ARE NOT PERMITTED. RULES WILL BE ENFORCED IN THE DEVELOPMENT, PLEASE KEEP YOUR HOME LOOKING ITS BEST, IF YOU NEED SOME HELP, WE HAVE HELPING HANDS. PLEASE ASK. IF WE DON'T KNOW - WE CAN'T HELP!

It all starts with you.

### Financials

Please refer to the May 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 sixth 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.					
May 2025					
ASSETS		LIABILITIES			
Cash in Bank - Operating	132,289.51	Accounts Payable		0.00	
Cash in Bank - Reserves	65,747.59	Accrued Estimated Exp		0.00	
Accounts Receivable	13,626.99	Deferred Annual Assessment		59,056.55	
Prepaid Assets	822.00	Prepaid Assessments		13,206.70	
		Equity - Reserves		65,747.59	
		Equity - Operating		74,475.25	
<b>TOTAL ASSETS</b>	<b>212,486.09</b>	<b>TOTAL LIABILITIES</b>		<b>212,486.09</b>	
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
<b>TOTAL INCOME</b>	<b>8,436.65</b>	<b>43,013.29</b>	<b>42,391.59</b>	<b>621.70</b>	<b>101,739.83</b>
<b>EXPENSES:</b>					
Grounds	0.00	13,000.00	16,041.69	(3,041.69)	38,500.00
Utilities	0.00	138.80	416.69	(277.89)	1,000.00
Administration	164.40	15,792.33	20,849.83	(5,057.50)	50,039.83
Reserves	0.00	4,066.72	5,083.38	(1,016.66)	12,200.00
<b>TOTAL EXPENSES</b>	<b>164.40</b>	<b>32,997.85</b>	<b>42,391.59</b>	<b>(9,393.74)</b>	<b>101,739.83</b>
<b>SURPLUS/(DEFICIT)</b>	<b>8,272.25</b>	<b>10,015.44</b>	<b>(0.00)</b>	<b>10,015.44</b>	<b>0.00</b>
<b>COMMENTS:</b>					

## **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 again. 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.

**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.

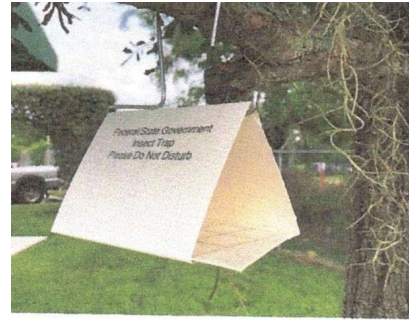
## **Community Outreach and Helping Hands Committees:**

- 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 4<sup>th</sup> – we will be coming out with flags for all the homes**. Please say “thank you” 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.

## From the US Department of Agriculture:

The U.S. Department of Agriculture (USDA) Animal and Plant Health Inspection Service (APHIS) and the Florida Department of Agriculture and Consumer Services (FDACS) need your help to prevent outbreaks of exotic fruit flies. Fruit flies pose a significant risk to our nation's agriculture and environmental resources. Fruit flies attack more than 400 varieties of fruits, nuts, and vegetables, including the many varieties of citrus, mangoes, avocados, and other fruit trees commonly found in Florida backyards.

We Need Your Support!



An authorized inspector from either APHIS or FDACS stopped by today to place one or more insect survey traps on your property as part of our extensive program to prevent fruit fly outbreaks. These traps help us detect exotic fruit flies before their populations can become established. Early detection is the most cost-effective preventive against fruit fly outbreaks, allowing control of these economically devastating pests with minimal impact on homeowners, the environment, Florida's economy, and U.S. commercial agriculture.

We hope you will team up with us to protect Florida from these destructive pests. However, if you disapprove of trap placement on your property, we will remove the trap(s) at your request. Contact us at the number below. Please do not handle the trap(s) - our inspector will return to examine the trap(s) and collect any insects caught inside.

For more information concerning the traps, our survey/ detection program, and safeguarding against exotic fruit fly outbreaks, call us toll-free at 1-888-397-1517 or contact the local office listed below.

**And finally – Trim the Trees – Pick Up the Poops – Keep Your Vehicles Locked and Close Your Garage.  
If you see something – say something. Let's watch out for each other.  
*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](mailto:fairwayoakshoa@myyahoo.com)

Phone: (352) 737 3958

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

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