

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION
September 2025
NEWSLETTER

Dear Neighbors. Greetings.

News alert! **Community Yard Sale is scheduled for Nov 7 and 8, 2025.**
Mark your calendars.

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. By the way – elections are coming up in December 2025.

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 at this time 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.

Lower your internet connectivity and TV package rates by at least half!!
Bulk rates being offered to Fairway Oaks for Internet and TV.

In the last couple of months, we have had presentations from both Blue Stream Fiber and Spectrum. Hopefully those sessions were helpful.

As mentioned in the last meeting, we are now in the process of reviewing their proposed contracts – with the help of our Legal team. Of special consideration is the length of the contract (5 years) as well as the terms (90 days' notice) for early termination (if it ever came to that). These points were brought up by those attending the presentations – so we are following up. Another question was whether there would be any costs for upgrades (hardware or software) during the installations and during the term. The answer we received is “no” – no additional costs for upgrades.

Legal has also confirmed that this decision is a business decision and therefore a board decision. Knowing this, the board is sharing all the information it has with the community. Hence the updates through the newsletters. We believe it is prudent to share all the information with the community. To get

as much feedback as possible – it is the right thing to do. That is the stage we are in now – information sharing. The bulk offers are for 100% of the homes in our community – all 355.

Thanks to all who have given their feedback thus far. We appreciate it. As additional background info – 75% of the community is already on Spectrum. That equals 266 of the 355 homes. Many have expressed their thanks because they are on fixed budgets and saving around \$100 per month (or more) would be a tremendous help.

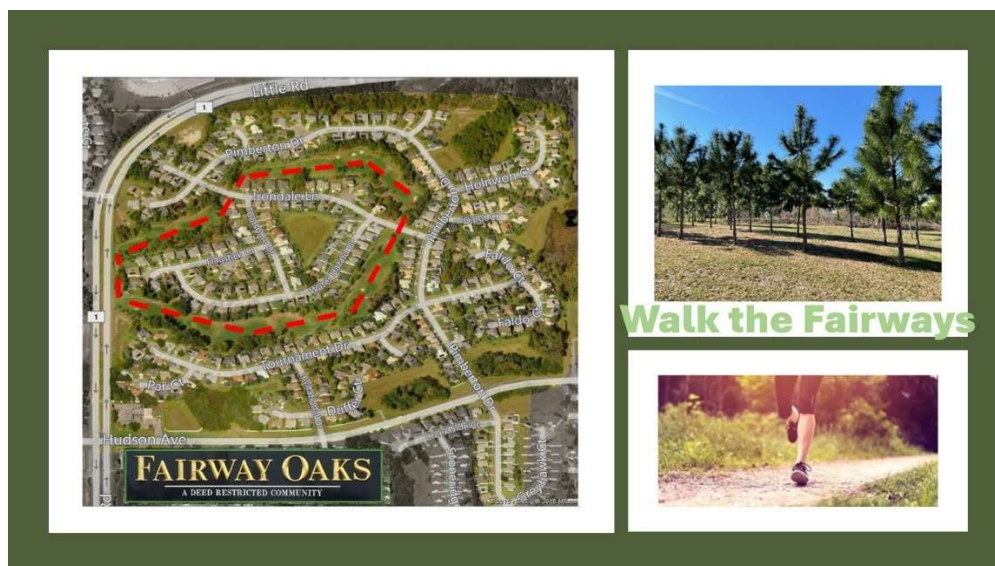
Finally (for now), we discussed again with our neighbors (The Estates) their experiences with Spectrum as they have been on the bulk offer for several years. In summary they state that they are very happy with the service and the support. In fact, aside from bundling internet and TV, they also have bundled lawn services, pest maintenance, roof cleaning, and garbage collections. They handle billing for all of these services, plus the annual dues, on a quarterly basis, i.e., all the homeowners are billed for all these services and their annual dues, on a quarterly basis. As with all such billing, failure to pay will place the home on a past due status. The Estates have close to 500 homes.

According to QPM (our new property management company) they can handle the billing – however it is decided - whether annually, monthly or quarterly. More to come as we get more information.

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, including the new sign, as well as the maintenance/repair work on the Mobil side, including all caps, have been completed.



Finally!

Note: Parking Policy has been published. You can also find it at

<https://fairwayoaksfl.com/residents-area/homeowners-association-documents/>

Financials

Please refer to the July 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 July summary is more complete.

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.

Financial Summary					
Fairway Oaks Homeowners Association, Inc.					
July 2025					
ASSETS			LIABILITIES		
Cash in Bank - Operating	102,415.26	Accounts Payable			
Cash in Bank - Reserves	64,603.35	Accrued Estimated Exp			
Accounts Receivable	12,148.31	Prepaid Assessments	55,506.37		
Prepaid Assets	3,291.93	Equity - Reserves	64,603.35		
		Equity - Operating	62,349.13		
TOTAL ASSETS	182,458.85	TOTAL LIABILITIES	182,458.85		
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL INCOME	8,624.73	60,255.15	59,348.24	906.91	101,739.83
EXPENSES:					
Administration	6,289.42	27,853.72	29,190.00	1,336.28	50,039.83
Grounds	4,607.30	26,892.70	22,458.31	-4,434.39	38,500.00
Utilities	60.90	321.85	583.31	261.46	1,000.00
Reserves	1,016.66	7,297.56	7,116.62	-180.94	12,200.00
TOTAL EXPENSES	11,974.28	62,365.83	59,348.24	-3,017.59	101,739.83
SURPLUS/(DEFICIT)	(3,349.55)	(2,110.68)	0.00	(2,110.68)	
COMMENTS:					

E-Voting: 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 QPM has experience in **E-Voting**. More to come on this.

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/>