

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC
February 2026
NEWSLETTER

Dear Neighbors. Greetings.
First please note:

- **Spring Community Yard Sale – Friday & Saturday – March 27 & 28, 2026 (8am to 4pm)**
Hope we have a successful event.
- **Next meeting is on February 10, 2026, at 7pm at the Masters Clubhouse – 8700 Pavilion Dr.**
Looking forward to seeing you there.

Lots to share:

- **Organizational Meeting – Elections of Officers – results**

We had our organizational meeting in January – new/refreshed board is as follows:

- President Iñaki Alvarez
- 1st Vice President Annette Pellicano (Land Management, Outreach, Helping Hands)
- 2nd Vice President Richard Cinelli
- Secretary Scott Harrell
- Treasurer Ken Simmons
- Director at Large Tony Stearn

- **Golf Course Land – The Fairways – status**

The golf course land - The Fairways – is now officially part of the HOA – owned by the HOA – part of our common areas. We have the deed in hand. Since the conveyance, we have been in contact with the Developer about clearing the pine trees in the water ponds (as committed to). Everything seems positive so far. You will see a lot of activity. Much more to come.

- **QPM (Qualified Property Management) – status**

Big news here is that we have a new community manager. Her name is Dianne Bargren. Many years of experience. Her current clients have been with her for over 15 years. Hopefully she will join us at our next meeting. Looking forward to a good reset.

- **Internet – Access Agreement – new initiative**

A new initiative has presented itself to us. Nothing about exclusivity. No change in the status quo. Whichever provider you have – you can keep. The new initiative has to do with establishing or re-establishing an Access Agreement between us (as HOA) and the providers. New initiative has the potential to provide the HOA a significant amount of funds. We have invited a representative (February 10) to explain further.

- **Parking Enforcement – status**

As much as we try to “calm” this topic – it keeps resurfacing. Perhaps rightly so. But clearly – there is no simple or easy answer.

- Point 1: We are not allowed to park on the streets. We are not speaking of 5 or 10 minutes (or temporary parking). We are speaking of continuous parking (nightly for example).

However, as the streets are owned by the County. They (the County) have to be the ones to enforce.

- Point 2: We each have the right to park on our driveways. However we also have the right to walk on our sidewalks. And it pains us to see people (our neighbors) who have to get on the street because the sidewalk is blocked. This includes children, strollers, wheelchairs, and people who need assistance. Right now, there is no clear answer to this. We just encourage all our neighbors to be courteous and respectful and not block the sidewalks.
- Point 3: We cannot park on common areas, or on our yards, or on the grass areas between the sidewalks and the streets.

Further to the above, boats (including kayaks), campers, trailers, storage units or similar items are not allowed to be parked (other than temporarily) anywhere in the community. Yes you can bring in a boat or camper for cleaning or preparing for deployment. Yes you can bring in a storage unit to prepare for moving in or moving out. But the key word is temporary.

A policy document was approved and published last year that explains all of this. You can find it on our website at <https://fairwayoaksfl.com/residents-area/homeowners-association-documents/> Please know that in that document we also inform about arranging with the Sheriff's Office to patrol the community, for enforcement purposes, on random days and times.

- **Code Enforcement – status**

Code enforcement is another topic in which there is no clear or simple answer. Each home in our community has a different story. Many just want to be left alone. We get that. We understand it and respect it. But we have an obligation to ourselves, to our neighbors, as neighbors, to do our part to take care of the community. That has to be our foundation.

A draft policy document was prepared last year. It will be finalized and distributed soon.

A note to a certain address that is clearly engaged in illegal activities. You have been reported to Law Enforcement.

- **250 Years Celebration – proposal**

As everyone should know, 2026 is the 250th anniversary of the founding of our great country. We are looking at various dates, locations and ideas to share in that celebration (food, music). If you would like to join the discussions, please let us know. More to come.

- **Accounting – CPA – status**

We are pleased to inform that we have a new CPA (accounting) firm to help us (the HOA) prepare our tax returns (2025). The firm is already engaged and connected with QPM to receive all they need to file as required.

- **E-Voting – status**

Temporarily placed on hold last year due to other activities. E-Voting is now back in focus. It will save our community thousands of dollars in just mailing costs. First step is to inquire from each homeowner if they want to opt-in or opt-out. Each homeowner will choose. If you decide to opt-out, you will continue to receive paper-based voting related material. E-Voting is a good thing. Many communities are already using. It is not in the future. It is already here. We hope you will join us.

- **Amendments – status**

It is well understood that our governing documents need to be updated. Most pressing reason is that the state has issued new statutes and we need to be in line with them as much as possible. Our

amendments' initiative is dependent to a great extent on the E-Voting initiative. Pursuing amendments via paper-based voting will cost thousands of dollars. We hope we can get the two initiatives lined up neatly.

- **ARC Approvals**
We will process requests received and pending.
- **Finance – reports**
Financials (Monthly)

Please refer to the December (end of year), and January financial summaries following. Each shows our Balance Sheet (summary of all Assets and Liabilities), our Income and Expenses for the period, as well as the respective annual budgets.

We continue to work on all (current) accounts receivable. All accounts that have balances that are close to or over \$1000 will be sent to Legal for lien processing.

Financial Summary					
Fairway Oaks Homeowners' Association, Inc.					
December 2025					
ASSETS			LIABILITIES		
Cash in Bank - Operating	77,179.73	Accounts Payable	0.00		
Cash in Bank - Reserves	71,599.20				
Accounts Receivable	12,253.67	Prepaid Maintenance Fees	27,120.31		
		Unearned Maintenance Income	0.00		
		Equity - Reserves	71,599.20		
		Equity - Operating	62,313.09		
TOTAL ASSETS	161,032.60	TOTAL LIABILITIES	161,032.60		
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL INCOME	8,720.29	104,314.87	101,739.83	2,575.04	101,739.83
EXPENSES:					
Administration	4,687.18	53,182.26	50,039.83	-3,142.43	50,039.83
Grounds	2,700.00	39,058.51	38,500.00	-558.51	38,500.00
Utilities	25.34	591.67	1000.00	408.33	1,000.00
Reserves	1,183.67	13,629.15	12,200.00	-1,429.15	12,200.00
TOTAL EXPENSES	8,596.19	106,461.59	101,739.83	-4,721.76	101,739.83
SURPLUS/(DEFICIT)	124.10	(2,146.72)	0.00	(2,146.72)	
COMMENTS:					

Financial Summary

Fairway Oaks Homeowners' Association, Inc.
January 2026

ASSETS		LIABILITIES	
Cash in Bank - Operating	122,475.77	Accounts Payable	0.00
Cash in Bank - Reserves	72,780.97		
Accounts Receivable	53,221.70	Prepaid Maintenance Fees	11,114.85
		Unearned Maintenance Income	109,414.99
		Equity - Reserves	71,599.20
		Equity - Operating	56,349.40
TOTAL ASSETS	248,478.44	TOTAL LIABILITIES	248,478.44

	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL INCOME	166.06	166.06			110,171.01
EXPENSES:					
Administration	3,225.89	3,225.89			58,571.01
Grounds	2,903.86	2,903.86			39,000.00
Utilities					1,000.00
Reserves					12,200.00
TOTAL EXPENSES	6,129.75	6,129.75	0.00	0.00	110,771.01
SURPLUS/(DEFICIT)	(5,963.69)	(5,963.69)	0.00	0.00	

COMMENTS:

As can be seen, the January statement is missing information. The 2026 budget needs to be prorated, etc. Hopefully this will all be completed in the next days.

Copies of all financials can be found on our website at: <https://fairwayoaksfl.com/residents-area/financials/> If you have questions, please do not hesitate to ask.

One last thing – we already mentioned several times about **dogs** pooping in their own yards. Now we also need to emphasize that all dogs need to be on a leash. It is a state law. **Please be considerate.**

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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