

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC

April 2026 NEWSLETTER

Dear Neighbors. Greetings.

First please note:

- **Next meeting is on April 14, 2026, at 7pm at the Masters Clubhouse – 8700 Pavilion Dr. Looking forward to seeing you there.**

Second:

- **We are looking for the resident(s) who has lived the longest in Fairway Oaks?**
Not the oldest resident – but the one who has lived here longest. Since the late 80s? early 90s? Is it you? Someone you know?
Right now we have someone claiming 1990. 36 years! Is he our oldest resident?
Send us a message (with contact info please).

And more:

- **Internet – Access Agreement – new initiative**
Just to keep everyone informed – we received the contracts from the providers – Frontier and Spectrum. These contracts cover access agreements, i.e., allowing them to do business in Fairway Oaks (without any exclusivity). The contracts are now with our Legal team for review. When we have more info – we shall pass it along.
- **Golf Course Land – The Fairways – status**
As you already know – phase one of the clean up has been successfully completed. All the debris has been picked up and taken away. The land is clear of major overgrowth.

Phase two – which includes the mulching of any leftover debris (from phase one) – will take place at the end of April. At that point – as we have stated from the beginning – we will see what everything looks like and see how best to proceed, i.e., ongoing maintenance. Our goal is to have minimal ongoing maintenance in terms of costs. We will need the help of the community. For example, if you have a ride-on mower and can spare **once a month** or once every two months – please let us know.
Drop us a note (with contact info please).

Videos of the cleanup (The Fairway) can be found on Facebook:

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

One thing we learned from the clean-up is that 3 of the 4 water ponds that were cleaned are not actually just water ponds but full retention ponds. And each of the 3 are bigger than any of the 13 retention ponds we already have.

Take note: new signs going up:

Please know that ultimately The Fairway is going to be a walking path (1 mile around) – designated for passive use. No construction of any structures. This is part of the deed restrictions.



The Fairway will be for all members of the community to use. It will be a great addition and will enhance home values. Not many communities can boast of having their own walking park. Pedestrian traffic will always supersede jogging or biking traffic. Of course, with this benefit will come responsibilities – like taking care of the park like you would your own home. Picking up after your dog. No littering. No fires. No unauthorized vehicles – and especially no motorized bikes of any kind.

Know that in the aftermath of all the cleanup – there will be some debris that will take longer to get rid of or take care of. For example, there will be tree stumps – some 2” or 4” from the ground. Hitting one of these stumps with a motorized bike will not end well. And we are not talking about just kids – we have seen adults “fly through”. Not very smart. And you risk not only yourself, but others or other property in proximity. **Please stop.**

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

Relationship with QPM continues to improve – mainly because of the new CAM Dianne Bargren. She is responsive and accountable. We are very encouraged. They are helping us with the collection of receivables, tax prep, as well as with enforcing the deed restrictions. Please provide feedback as needed.

- **Parking Enforcement – status**

As previously informed, we are working with the Sheriff’s Office to patrol the community, for enforcement purposes, on random days and times.

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/>

- **Deed Restrictions Enforcement – status**

Community Beautification Group (CBG) – responsible for the reporting of violations to the deed restrictions – has been reactivated. We have an obligation to ourselves, to our neighbors, as neighbors, to do our part to take care of the community.

- **250 Years Celebration – proposal**

Still looking at various dates (**July 11 from 4pm to 9pm** TBC), locations and ideas to share in that celebration (food, music). If you would like to join the discussions, please let us know. **If you or someone you know is a veteran** – please let us know (include contact info please). More to come.

- **E-Voting – status**

Following the passing of the resolution to initiate E-Voting, a mailing went out to all homeowners. Closing date to receive all responses (opt-in or opt-out) is the middle/end of April.

E-Voting will save our community thousands of dollars in mailing costs. 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. Our amendments’ initiative is dependent (mechanically speaking) 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.

First “out the door” will be the By Laws, then the Articles of Incorporation. We have drafts in process and will send to Legal for their review. Once reviewed we can share with the Community. After the

By Laws and the Articles of Incorporation, we will get into the Declarations, Covenants and Restrictions where most of the “heavy lifting” will take place.

- **Finance – reports - Financials (Monthly)**

Please refer to the financial **summary** below. 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, which have gone down considerably. All accounts that have balances that are over 90 days past due were sent to Legal for lien processing.

Below is the updated February summary – now properly populated.

Financial Summary					
Fairway Oaks Homeowners' Association, Inc.					
February 2026					
ASSETS			LIABILITIES		
Cash in Bank - Operating	131,527.94	Accounts Payable		0.00	
Cash in Bank - Reserves	73,949.32				
Accounts Receivable	37,991.27	Prepaid Maintenance Fees		11,211.14	
		Unearned Maintenance Income		91,394.28	
		Equity - Reserves		73,949.32	
		Equity - Operating		66,913.79	
TOTAL ASSETS	243,468.53	TOTAL LIABILITIES		243,468.53	
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL OPERATING INCOME	9,773.84	18,914.04	18,361.84	-552.20	110,171.02
EXPENSES:					
Administration	3,364.19	6,754.48	9,678.54	2,924.06	58,071.02
Grounds	2,500.00	5,403.86	6,483.34	1,079.48	38,900.00
Utilities	61.07	121.68	166.66	44.98	1,000.00
TOTAL OPERATING EXPENSES	5,925.26	12,280.02	16,328.54	4,048.52	97,971.02
OPERATING SURPLUS/(DEFICIT)	3,848.58	6,634.02	2,033.30	-4,600.72	
RESERVES	1,016.66	2,033.32	2,033.32	0.00	12,200.00
NET TOTALS	2,831.92	4,600.70	(0.02)	4,600.72	
COMMENTS:					

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.

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.**

Thank you again for everyone’s support.
Please ask questions. Get involved. We would love to hear from you.

Sincerely – Your Board of Directors
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