

**FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC**  
**March 2026**  
**NEWSLETTER**

Dear Neighbors. Greetings.

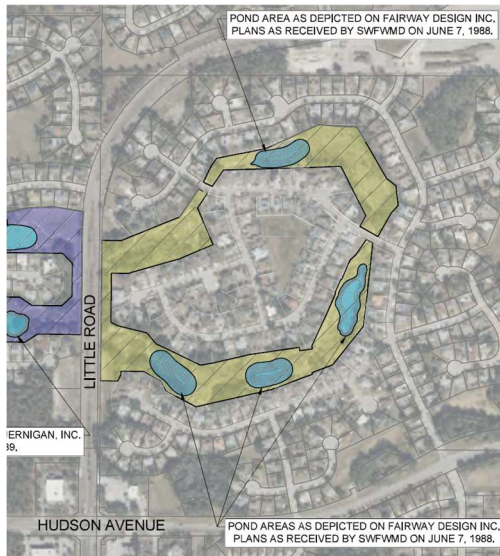
First please note:

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

The golf course land - The Fairways – now officially part of our common areas. In the last couple of weeks, we have had meetings and walkthroughs with the developer representatives (as well as the county). Everything continues to be positive. You will see a lot of activity, including heavy machinery and debris removal. **We have been informed that the cleanup will begin on Tuesday March 10.**

Following is a map showing Fairway Oaks and our section of The Fairways (in yellow). The 4 blue areas within the yellow are the 4 water ponds that the developer, as part of their commitment to the county, has agreed to clean up. This would be phase one of the cleanup. Roughly the 4 water ponds correspond to holes 14, 15 and 16 when we had the golf course.

Additionally, where the yellow meets Little Road (hole 16), and where the yellow crosses Irondale (before hole 15), are the county designated debris pick up points. Expect to see debris pile up at these pickup points. In the overall agreement, the county agreed to pick up all debris from these pickup points at no charge to the community.



Please know that ultimately The Fairways 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 Fairways 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 has been steadily improving – 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 as well as with enforcing the deed restrictions. Please provide feedback as needed.

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

As previously reported – 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 access agreements between us (as HOA) and the providers. Initial research seems very encouraging. Representative from TNCG (Nick Romer) will explain the latest.

- **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. More to come.

- **E-Voting – status**

Board will pass a resolution to initiate the formal set up of E-Voting. QPM already has experience with this from other communities. Attached is a letter of introduction and a copy of the resolution from our Legal team



Electronic Voting  
Letter & Resolution.pr

E-Voting will save our community thousands of dollars in mailing costs. First step (after the resolution is passed) 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 largely 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.

- **Finance – reports**

**Financials (Monthly)**

Please refer to the financial summaries below. Each 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. All accounts that have balances that are close to or over \$1000 were sent to Legal for lien processing.

First (below) is the January summary – now properly populated. Income and expenses are all slightly under budget.

<b>Financial Summary</b>					
<b>Fairway Oaks Homeowners' Association, Inc.</b>					
<b>January 2026</b>					
<b>ASSETS</b>			<b>LIABILITIES</b>		
Cash in Bank - Operating	122,415.16	Accounts Payable	0.00		
Cash in Bank - Reserves	72,780.97				
Accounts Receivable	53,315.09	Prepaid Maintenance Fees	11,114.85		
		Unearned Maintenance Income	100,533.53		
		Equity - Reserves	72,780.97		
		Equity - Operating	64,081.87		
<b>TOTAL ASSETS</b>	<b>248,511.22</b>	<b>TOTAL LIABILITIES</b>	<b>248,511.22</b>		
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
<b>TOTAL OPERATING INCOME</b>	<b>9,140.20</b>	<b>9,140.20</b>	<b>9,180.92</b>	<b>40.72</b>	<b>110,171.02</b>
<b>EXPENSES:</b>					
Administration	3,390.29	3,390.29	4,839.27	1,448.98	<b>58,071.02</b>
Grounds	2,903.86	2,903.86	3,241.67	337.81	<b>38,900.00</b>
Utilities	60.61	60.61	83.33	22.72	<b>1,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>6,354.76</b>	<b>6,354.76</b>	<b>8,164.27</b>		<b>97,971.02</b>
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>2,785.44</b>	<b>2,785.44</b>	<b>1,016.65</b>		
<b>RESERVES</b>	<b>1,016.66</b>	<b>1,016.66</b>	<b>1,016.66</b>	<b>0.00</b>	<b>12,200.00</b>
<b>NET TOTALS</b>	<b>1,768.78</b>	<b>1,768.78</b>	<b>(0.01)</b>	<b>1,768.79</b>	<b>0.00</b>
<b>COMMENTS:</b>					

February summary shows a significant improvement in accounts receivable (as it should).

<b>Financial Summary</b>					
<b>Fairway Oaks Homeowners' Association, Inc.</b>					
<b>February 2026</b>					
<b>ASSETS</b>			<b>LIABILITIES</b>		
Cash in Bank - Operating	132,483.99	Accounts Payable	0.00		
Cash in Bank - Reserves	72,932.66				
Accounts Receivable	37,991.27	Prepaid Maintenance Fees	11,211.14		
		Unearned Maintenance Income	100,533.53		
		Equity - Reserves	72,780.97		
		Equity - Operating	58,882.28		
<b>TOTAL ASSETS</b>	<b>243,407.92</b>	<b>TOTAL LIABILITIES</b>	<b>243,407.92</b>		
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
<b>TOTAL OPERATING INCOME</b>	<b>786.28</b>	<b>10,091.59</b>	<b>18,361.84</b>	<b>8,270.25</b>	<b>110,171.02</b>
<b>EXPENSES:</b>					
Administration	3,364.19	6,754.48	9,678.54	2,924.06	<b>58,071.02</b>
Grounds	2,500.00	5,403.86	6,483.34	1,079.48	<b>38,900.00</b>
Utilities	121.68	182.29	166.66	-15.63	<b>1,000.00</b>
<b>TOTAL OPERATING EXPENSES</b>	<b>5,985.87</b>	<b>12,340.63</b>	<b>16,328.54</b>		<b>97,971.02</b>
<b>OPERATING SURPLUS/(DEFICIT)</b>	<b>(5,199.59)</b>	<b>(2,249.04)</b>	<b>2,033.30</b>		
<b>RESERVES</b>		1,181.77	2,033.32	851.55	<b>12,200.00</b>
<b>NET TOTALS</b>	<b>(5,199.59)</b>	<b>(3,430.81)</b>	<b>(0.02)</b>	<b>(3,430.79)</b>	<b>0.00</b>
<b>COMMENTS:</b>					

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

Email: [fairwayoaksboard@gmail.com](mailto:fairwayoaksboard@gmail.com)

Phone: (352) 737 3958

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

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