

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC

June 2026 NEWSLETTER

Dear Neighbors. Greetings.

- **Next meeting is on June 9, 2026, at 7pm at the Masters Clubhouse – 8700 Pavilion Dr.**
Looking forward to seeing you there.

We start off this newsletter restating our commitment: to maintain, protect and enhance the value of our homes and the quality of our lives. Making Fairway Oaks a **“best place to live”**. In about another week, we will have completely new roads in the community. We also have a clean and clear walking park – The Fairway.

Not many communities can boast of having their own walking park. It is really beautiful and very calming. If you have not walked it yet – we encourage everyone to try it. Several spots are simply **brehtaking**. Thanks to all who have taken the initiative and cleaned up/maintained the areas behind their homes. Please note: the revival efforts of the land is continuous. If you have any “stuff” behind your property that should not be there – it will be removed.

Simply stated, the combination of new streets and a new park will enhance our home values. That is undeniable. Ask any real estate professional. Are we done? Is it the end of the story? No of course not. There is still a lot to do as a HOA – and there is still a lot that each and everyone of us can do as neighbors. It all starts with each and every one of us – it all starts with you.

County Public Works informs that they should be done in another week. Please be patient. We have been waiting for many years.

- **Consolidated Garbage Services?**

While on the topic of road repaving, some neighbors have asked that we (as HOA) should consider consolidating garbage service. That is, instead of having multiple garbage service providers (trucks) come into the neighborhood everyday, that we should consolidate to just one. Apparently, there is data that shows garbage trucks to be the number one cause (80%+) of damage to roads. Each truck, when loaded, can weigh 30 to 40+ tons.

We have started a project on the possible consolidation of services. We are reaching out to the providers. Hopefully the consolidation can come with better rates.

Certainly, if anyone has any thoughts/comments/suggestions on this possible consolidation – now would be a good time to speak up.

- **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 in final stages. When we have more info – we shall pass it along.

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

Now that phase two has been completed – 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/>



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

The overpayment in 2025 that we discovered (in February) has finally been corrected. Additionally, we continue to make significant strides in our accounts receivable. More on this in the financial report. Please provide feedback as to your experiences with QPM - 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 – is work in progress. We have an obligation to ourselves, to our neighbors, as neighbors, to do our part to take care of the community.

- **E-Voting + Amendments - status**

Unfortunately we did not get enough responses to move forward with E-Voting. This initiative needs the majority of members to opt-in to work. This means that the (related) project to amend our governing documents will also not be able to move forward. It will be too much money in mailing and other costs. Perhaps we can pick this up again in the not-too-distant future. We shall see. In the meantime, if you have not already done so, it is not too late to complete the Consent form and send it in.

- **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 has gone down considerably. All accounts that have balances that are over 90 days past due were sent to Legal for lien processing.

For those interested, here is a timeline for our Accounts Receivable balance:

▪ February 2026	\$44,249.11
▪ March 2026	\$22,118.61
▪ April 2026	\$15,494.13
▪ Beginning of June 2026	\$ 9,777.42

Financial Summary

Fairway Oaks Homeowners' Association, Inc.

April 2026

ASSETS		LIABILITIES			
Cash in Bank - Operating	\$131,498.48	Accounts Payable	\$-		
Cash in Bank - Reserves	\$76,320.33				
Accounts Receivable	\$15,494.13	Prepaid Maintenance Fees	\$11,371.95		
		Unearned Maintenance Income	\$63,419.28		
		Equity - Reserves	\$76,320.33		
		Equity - Operating	\$72,201.38		
TOTAL ASSETS	\$223,312.94	TOTAL LIABILITIES	\$223,312.94		
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL OPERATING INCOME	19,064.52	48,090.33	36,723.68	-11,366.65	110,171.02
EXPENSES:					
Administration	5,952.25	19,628.77	19,357.08	-271.69	58,071.02
Grounds	290.00	13,608.86	12,966.68	-642.18	38,900.00
Utilities	60.99	243.28	333.32	90.04	1,000.00
Reserve Expenses	1,184.16	4,721.13	4,066.64	-654.49	12,200.00
TOTAL OPERATING EXPENSES	7,487.40	38,202.04	36,723.72	-1,478.32	110,171.02
OPERATING SURPLUS/(DEFICIT)	11,577.12	9,888.29	(0.04)	-9,888.33	
RESERVES	-1,016.66		4,066.64		12,200.00
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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