

FAIRWAY OAKS HOMEOWNERS' ASSOCIATION, INC

May 2026 NEWSLETTER

Dear Neighbors. Greetings.

First please note:

- **Next meeting is on May 12, 2026, at 7pm at the Masters Clubhouse – 8700 Pavilion Dr. Looking forward to seeing you there.**

Second:

- **Looks like we have found our longest resident - Not the oldest resident** – but the one who has lived here longest (happens to also be a veteran). He was in phase 1 when the community started. We are connecting with him and hopefully will have more to share soon.

And did you notice:

- **County Public Works crews are in the neighborhood.** They are here to start the repaving of our streets. Looks like they are starting with the corners. Things are going to be messy for a while – but should be very good when they are done. Please be patient. We have been waiting for many years.

And continuing on:

- **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 Fairway – status**

As you already know – phase one of the clean up has been successfully completed. The land is clear of major overgrowth. Plus, thanks to our super-hero volunteer, all the trees have been neatly clipped.

Phase two – which includes the mulching of any leftover debris (from phase one) – is ongoing. We had to make some adjustments (learned some lessons) – i.e., aside from tree stumps, much of the leftover debris was “thick” and not easy to remove (careful not to damage machines). Additionally, we found, “hidden” in all the overgrowth, dead trees long buried in overgrowth. We are in the process of cleaning up as much of all of this as we can (target mid-May).

After phase two – 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/>



Please know that The Fairway is 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 comes 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.

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

Our relationship with QPM is having its ups and downs. We are working through the challenges. For example, we made a significant overpayment last year to one of our contractual commitments, which we caught last February. And here we are in May still trying to correct it. On the positive side we have made 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.

- **250 Years Celebration – proposal**

July 11 from 4pm to 9pm, we continue to work on the exact location 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. Unfortunately responses has been light. This initiative needs the majority of members to opt-in to work. Highly likely that the forms that we sent are still on many kitchen counters. If you have not already done so, please complete the Consent form and send it in. Just in case, **a blank form is included here**. Please complete, email or send to the address below.

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.

- **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.

Financial Summary					
Fairway Oaks Homeowners' Association, Inc.					
March 2026					
ASSETS		LIABILITIES			
Cash in Bank - Operating	\$129,419.04	Accounts Payable	\$-		
Cash in Bank - Reserves	\$75,136.17				
Accounts Receivable	\$24,695.04	Prepaid Maintenance Fees	\$11,234.79		
		Unearned Maintenance Income	\$82,255.03		
		Equity - Reserves	\$75,136.17		
		Equity - Operating	\$60,624.26		
TOTAL ASSETS	\$229,250.25	TOTAL LIABILITIES	\$229,250.25		
	Current Period Actual	YTD Actual	YTD Budget	VARIANCE (Over/Under)	Annual Budget
TOTAL OPERATING INCOME	9,624.78	28,538.82	27,542.76	-996.06	110,171.02
EXPENSES:					
Administration	6,922.04	13,676.52	14,517.81	841.29	58,071.02
Grounds	7,915.00	13,318.86	9,725.01	-3,593.85	38,900.00
Utilities	60.61	182.29	249.99	67.70	1,000.00
TOTAL OPERATING EXPENSES	14,897.65	27,177.67	24,492.81	-2,684.86	97,971.02
OPERATING SURPLUS/(DEFICIT)	(5,272.87)	1,361.15	3,049.95	1,688.80	
RESERVES	-1,016.66	3,049.98	3,049.98		12,200.00
COMMENT \$:					

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.

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

- February 2026 \$44,249.11
- March 2026 \$22,118.61
- Beginning of May2026 \$13,232.08

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

Phone: (352) 737 3958

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

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

Address to use for the E-Voting form: 9218 Water Hazard Drive, 34667.