

Winter Newsletter 2019

Fairway Estates HOA

FEHOA Annual Meeting Will be held on Tues 21 Jan 2020 @ 7:00pm. The location is @ the Graham Library. In addition to the meeting notification, there is a copy of the proposed Budget for 2020 along with a ballot for a potential new board member. Please read everything before coming to the meeting. It's important to vote on the budget & next board member.

Holiday Décor The Board voted to approve an amendment to the FE By-Laws entitled "Decorative & Holiday Items Appearing on the Exterior of the Home" as a definition & clarification added to Article 9 Section 1 on 14 Sep 2019. A copy of this document has been included in this newsletter packet.

ACC Bushes and trees must be trimmed back and contained within your yard. Trees with limbs hanging over the sidewalks or roads are a hazard and can be dangerous if they break off and fall on someone walking by. Trash, Recycle and Yard waste containers are not to be stored in open view. Please put your containers out the night before scheduled pick up and return them to your garage, behind your fence or behind your home within 24 hours of pick up. Thanks for your help with this! As we get ready to go into the new year, let's start 2020 off right by cleaning up the area around your home. Please remove items such as dead plants, empty pots, scattered toys, random clutter, etc. Thank you for your efforts to keep our community looking its best! We've noticed this year that more homes are decorated for the holidays. Thank you for brightening our community with your lights and decorations! They all look fantastic!

Annual Dues As a community, we need to continue to build our Reserve Fund. While dues increases are required to achieve this, the Board has voted to maintain the annual dues amount at \$650.00 for 2020. Dues are required to be paid in full NLT 31 Jan 2020 unless otherwise coordinated with Pat Russell.

Landscaping Areas of our community are currently undergoing some much-needed landscape repair and/or replacement. Many of the dead bushes/trees were removed & will be replaced with similar items. Work has started as of November & will continue into the winter months. We look forward to the beauty of the community being restored. Thank you to Joe Fraumeni for coordinating these projects.

Security Is an individual & family responsibility. If all would make the effort to secure themselves & their property by all means at their disposal, we as a community become less of a target. Please keep in mind that the back of the community against the Classic Golf Course defeats the perceived security of the front gates. Unlocked cars became a target in our community in 2019. Turn your exterior lights on at night, lock your vehicles & take your valuables inside or keep them out of sight. Keep garage doors closed when you are not entering or exiting. Open garage doors invite vandalism and theft. Coordinate with a neighbor to hold any delivered package(s) for you. Do the same for them. If you are going to be away from home for even a few days, ask a neighbor to pull your garbage cans up to your garage, add light timers to turn lights on at dusk, ask a family member or neighbor to keep an eye on your home. There are many things we can all do to make our community more secure.

2020 Gate Code The front gate code will be changing on 1 Jan, 2020. The new code will be **#0202**. Please inform your family & guests of this change. Remote gate openers are also available for purchase. Please contact our Board Treasurer, Pat Russell via the HOA email address.

New ACC Approval Form In an effort to streamline the process of requesting approval for special projects, the HOA & ACC have collaborated to create a form for members to use. It's really user friendly & can be completed right on your computer or by printing it out. The completed forms can be returned via email or standard mail. Please find the enclosed copy of this form in the newsletter packet. We will also have extra copies available at the FEHOA annual meeting. Projects must be approved by the ACC prior to starting ANY work.

Projects Completed/In Progress for 2019

- *Completion of new park install
- *New tables at park (removal of dilapidated table)
- *Completed sprinkler system restoration
- *Fence by retention pond repaired/replaced
- *Cleaned/Pressure Washed vinyl fence at park
- *Main gate access panel replaced
- *Landscaping upgrades
- *Backflow inspection completed
- **Special thank you to Allen Gaffke for assisting the technician**
- *Locks installed on bypass switches on gate controls at both entrances
- *Signs & pet mess bag dispenser installed at park

**PLEASE SEE NEXT SIDE
OF PAGE →**

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Parking Please be aware of where you are parking your vehicles. Per the CC&Rs, parking on the grass is prohibited. This includes vehicles waiting near the entrances for school buses, please do not park on others grass. Storage of unused vehicles in driveways & unscreened side yards is also prohibited. While street parking is permitted, please use discretion when doing so near the entrances to the community. Entering & exiting the community has become a challenge at times because of cars being parked on both sides of 209th St E, which only allows for one car to get through at a time, creating backups at the main gate. This is also a huge concern for larger first responder vehicles getting through in the time of an emergency situation.

Speeding The speed limit in the community is 20 MPH. It is the responsibility of each Lot owner to obey the posted speed limit as well as guests in the community. Safety is important, small children play within this community. Please, do the right thing.

Pets Please show courtesy to other neighbors while walking your pets in the community. Per FEHOA CC&Rs, pets are required to be on a leash any time they are off of their own Lot. Messes made by pets must be cleaned up & properly disposed of. A pet mess bag dispenser is located at the park should you need to grab one or two for your walk. There is a trash can also located at the park. Pet messes continue to be an issue for many in the neighborhood. Help us to eliminate this issue.

Holiday Lights Contest This is such a fun time of year! The lights & decorations displayed on the homes in our community are beautiful! HOA President, Megann Moorman, and ACC representative, Eda Starostanko, have volunteered to host a holiday lights competition in the community. On your ballot form enclosed in this packet, please find the spot where you can also vote for your favorite decorated house in the neighborhood. The winner will be announced at the FEHOA Annual Meeting on 21 Jan 2020. Best of luck to all participants, may the best house win! Thank you, Eda, for the inspiration for this contest!

Gates The Board is continuing to work with our gate company to restore full power to the main gate access panel. We have experienced multiple technical difficulties throughout the year. The system is a combination of both new equipment & old equipment. 20-year-old underground wires are starting to not work & continue to pick up different interferences. We are continuing to explore ways to resolve this issue in a cost effective yet timely manner. Thank you for your continued patience.

Communicating with Neighbors The Board & ACC encourage everyone in the community to please communicate with your neighbors when experiencing an issue. We are here to enforce the CC&Rs but want to empower folks to handle matters themselves as well. We appreciate everyone's efforts.

Reserve Study All information pertaining to the Reserve Study for Fairway Estates can be found @ <http://www.reservestudy.com/login>
Username: fairwayestateshoa@gmail.com
Password: Fairway1234
The Board encourages everyone to please review the Reserve Study.

HOA Contact Information

Email: fairwayestateshoa@gmail.com

Please use this venue to conduct all official HOA business. All members of the Board are volunteers & will reply as soon as they are able.

Mail: PO Box 4104 Spanaway WA 98387

Web: neighborhoodlink.com/fairway_estates_hoa All HOA information can be found here including the CC&Rs, meeting notes, newsletters, etc.

Social Media: [facebook.com/fairwayestatesresidents](https://www.facebook.com/fairwayestatesresidents)

****Please note that the Facebook group is not directly affiliated with the FEHOA Board.**

**HAPPY HOLIDAYS TO
YOU & YOUR FAMILY!**

