

The Fairways Gazette

July/August/September 2024

Annual Meeting

Thanks to all who attended the Annual HOA Meeting on May 8th. 21 households were represented. The Board really appreciates your attendance and interest in our community.

At the Annual Meeting, Sue Peters, Martha Miles, and Mike Chrisman were elected for 2-year terms. The Board would like to thank Mike for adding his name to the ballot and we look forward to working with him.

If you would like a copy of the minutes, please contact Martha Miles, or go to riversidemanagement.com > ASSOCIATIONS > Homeowner Associations > Fairway Townhomes > 2024 Annual Meeting Minutes

Finance

In accordance with our Corporate By-Laws, an annual review of our books has been completed for 2023 by an outside accounting firm. Our Corporate and HOA tax returns for 2023 have been prepared and filed for both Federal and State.

This year we budgeted money to complete the brick light houses project, tree trimming and removal, and tree bug treatments. All are done or near completion.

Questions: Colleen Koci, Treasurer
(208-860-9645)

Board Meetings

Board meetings are scheduled the 4th Friday of each month at 11:00 a.m., subject to change when holidays or conflicts occur. Homeowners are welcome to attend meetings. If you would like to attend a Board meeting, please contact Sue Peters, Board President, at least 24 hours prior to the Board meeting.

Fairway Board Members

President: Sue Peters	909-618-6368
Vice-Pres: Mike Chrisman	916-599-2797
Secretary: Martha Miles	208-895-0908
Treasurer: Colleen Koci	208-860-9645
Director: Vernie McComb	208-807-2489

New Treasurer Needed



Due to health reasons, Colleen Koci may not be able to complete her term as Treasurer and will not be renewing her Board membership when her term is completed next year. Due to the responsibilities of the Treasurer, Colleen does not want to leave this Board in a bind. If any homeowner is interested in being Treasurer, please notify any Board member.

Policy Guide Updates

The ACC made a few changes to make it easier to determine what does and does not need ACC approval. These changes have been updated in the Policy Guide.

If you would like a copy of the Policy Guide, please contact Martha Miles (mmiles208@yahoo.com), or go to riversidemanagement.com > ASSOCIATIONS > Homeowner Associations > Fairway Townhomes > Policy Guide

Monthly Dues Increasing

The 2025 HOA dues will be going up due to increased operating and maintenance costs. The amount will be determined as the Board determines the 2025 budget.

Brick Light Houses

As you may have noticed, and after several bumps in the road, the brick light houses are done and look really nice. Robert and his crew, from RHJ Construction, did a great and a fast job completing the project.

There are a few lights that are not working and will require an electrician. We are working on this issue.

Traffic Signal at Ten Mile



At the Annual Meeting, a request was made for the Board to see if a traffic signal could be placed at Teter Blvd. and Ten Mile Road, due to it being difficult to leave or enter our neighborhood.

Sue Peters called ACHD to ask about having a traffic signal installed. Sue was told that due to the number of cars coming off Teter Blvd., it does not generate enough traffic to justify a traffic signal. It doesn't help that Teter Blvd. ends at Ten Mile Road and does not continue across the street.

To help you, we've included directions in this mailing for how to exit the neighborhood without having to go on Ten Mile Road.

Garage and Light Fixtures

There has been some interest in new light fixtures for the exterior of the homes. The ACC has found a light fixture that matches the new fixtures that have been installed on the pole lights and on the brick houses. If you would like to install the new light fixtures on your property, please complete an ACC form. The homeowner will pay for this expense.

A Neighbor in Need



Let's get real...it could happen to you...a fall, injury, sudden illness...and you can't call for help. As good neighbors, we should pay attention to whether or not we've seen a neighbor in the last day or two. If not, check on them. It only takes a few minutes, and could save a life. Let a neighbor know how to enter your home in an emergency. The Board has a list of emergency contact names to use if needed, but first we need a way to get to you as you lay injured...without resorting to the police or fire departments breaking down your door (literally). Consider this, and then do something about it.

ACC/Landscaping

Due to Sue Peters now serving as Board President, Mike Chrisman has been appointed as ACC Chair. Other members of the ACC are: Mike Munkres, Jim Nath, Gail Gabbard, and Tammy Heath.

Flourish Lawn & Yard Services has started the mowing, and has turned on the sprinklers.

Sue Peters will continue meeting once a month with Frank McSherry, from Flourish Lawn & Yard Services, to do a walk around to discuss any issues, problems, or anything that needs attention. If you see anything you would like Sue to cover, please let her know.

Habitat Pest and Lawn will fertilize our trees and bushes, and will also treat all our trees and bushes for disease, pine beetles, spider mites, aphids, etc.



Pets



Please take any dog droppings and dispose of them at home and keep your dog on a leash.

We have had instances where outside cats have killed birds and ducks. Please keep your cats inside or watch them when they are outside.

Volunteers

A big thanks to all our volunteers who do so much during the year to keep our community running smoothly. We couldn't do it without you!!



"Those who bring sunshine to the lives of others cannot keep it from themselves." ~ James Matthew Barrie



- **4th of July Breakfast – Thursday, July 4th at 9:30 a.m.**

Ham, coffee, water, and place settings will be provided.

Please bring a chair, breakfast dish to share and serving utensil. Suggestions include: egg casserole, potato dish, fruit, rolls, beverage, or your yummy specialty.

Please call Becky Nath (503-913-7838) or Cindy Craig (208-898-0083) to let them know:

- The number of people who will be attending
- The food you will be bringing
- **Alive After 55 – Tuesdays at 5:30 p.m.**
Come join your neighbors for conversation, food, and frivolity. Bring your favorite dish to share with your neighbors. Postings about Alive After 55 will be on the reader board at the front entrance.
- **Bingo**
If you're interested in playing Bingo again this summer, please contact Vernie McComb (208-807-2489). If there is enough interest, Bingo will happen again.
- **Ice Cream Social – August**
Date and time TBA
- **Chili Cook Off - TBA**
Come and find out who makes the best chili in the neighborhood.

All events are held in the Patio.

If you have any ideas for social events, please contact Please call Becky Nath (503-913-7838) or Cindy Craig (208-898-0083).

If you want to reserve the patio, please contact Martha Miles (mmiles208@yahoo.com).