



## *The Fairways Newsletter – Summer 2022*

Dear Fairways Homeowners,

We hope you are all having a great summer and enjoying the community! The goal of this newsletter is to keep you informed of important items happening in the neighborhood. Please see below for those updates.

### **Landscaping**

Fortunately, the late spring was met with an abundance of precipitation from Mother Nature. Thus, our secondary water irrigation was reduced significantly for a time. Our community yards were green and lush. However, just the opposite is true today. Wolf Creek Water has all our communities on a three day per week irrigation allotment. We have recently changed irrigation days so that lawns will not be wet when our landscaper mows on Thursdays. The northern half of The Fairways is now being watered on Tuesday, Thursday, and Saturday nights, while the southern half is watered Wednesday, Friday and Sunday mornings. All of us would like to have yards that are green and healthy all summer, but our scarce water resource is something we must continue to address. Please know that we monitor sprinkler output on a regular basis to help maintain the lawns. It is also worth noting that penalties associated with overuse have recently doubled.

Mulch installation of the entire Fairways community occurred in mid-May. This was the first time such a comprehensive effort has been undertaken in many years. Initially, we received quotes from several landscape companies with prices that exceeded \$30K for completing the job. With that in mind, the board decided we wanted to save the homeowners some money, so with the help of your HOA board members and various homeowners, we were able to complete the project well under that amount. We had two large truckloads delivered that covered all front beds and many of the sides. However, with this amount, we were unable to service the backyards with mulch (those homes that have mulch). So, with that in mind, we plan to evaluate what we need to complete this task later either this fall or next spring. We will keep you updated. The positive results of the mulch installation were immediate and noticeable to all our homeowners.

In addition to the mulch project, the dead tree removal and tree trimming continues as we speak. We are constantly evaluating trees and shrub landscapes that need attention or improvement. We also want to acknowledge our Fairways homeowners who took part in the Dyers Woad removal in our community. We appreciate your help in this endeavor.

Finally, board members have met with Russ Watts this past week to discuss the finishing clean-up of lot #58 just on the west side of the tennis court. Russ indicated that within the next couple of months he will be building on that final lot. He has agreed to make sure the last lots are cleaned up and provided

with items previously agreed upon. We are excited to finally have the neighborhood completed and cleaned up from construction.

**Facilities:**

Unfortunately, we recently had an issue with the spa. This issue was due to contamination from fecal matter. Naturally, the spa had to be completely drained, extensively cleaned, sanitized, and refilled. This situation was resolved, and we were glad it was not worse. However, if we apply that same issue to our pool, it becomes a much larger problem. We must work together as a community to follow strict guidelines set-forth by Weber County Health Department. So as a reminder, please make sure that children are potty-trained and not wearing diapers in the spa or the pool. Children under the age of 5 are not allowed access to the spa with or without diapers. This is in accordance with those health department regulations and makes the pool and spa a safe place for everyone.

In addition, our cleaning crew provides service of the facilities one time a week. This service includes cleaning the clubhouse facilities and trash removal. We would ask your assistance in not leaving food items/remnants, children's diapers, or anything else that could create a smell nuisance in the trash. This is a common courtesy to benefit all others that use our facilities.

**Vendors:**

As all of you can attest, costs have risen within the last year. Fuel, groceries, utilities are just a few items that cost more. As a result, our vendors have also raised their rates. As a board, we are constantly monitoring our costs and continue to focus on the bottom line of the HOA. Presently some of the areas we are focusing attention to are the replacement costs of our larger items including the clubhouse roof, pool plaster, and the tennis court resurfacing. As we go forward, we will keep you informed of items on which we will focus.

**Miscellaneous:**

It has been brought to the attention of the board that many neighbors are leaving garbage cans outside of their unit on a consistent basis. It is not only unsightly, but also not permitted as per our CC&Rs (Covenants, Conditions and Restrictions) Exhibit B – 2(x) and we would kindly request that garbage cans be placed in garages. Thank you for your help on this matter. Please feel free to check the CC&Rs for any other information that you may need regarding your unit.

Finally, we have had requests from several homeowners who would like a neighborhood directory. This would include names, addresses, phone numbers and/or email addresses. Please complete the attached *Neighborhood Directories Request Form* to let us know which of your contact information you would be willing to share. Please know that this is voluntary as we want to respect the privacy of our community members.

As always, please feel free to contact us if there are any questions or concerns regarding The Fairways. We wish you a wonderful rest of the summer and hope to see you in the neighborhood.

Sincerely,

**The Fairways HOA Board**