

The Fairways at Wolf Creek HOA

Fall 2022 Newsletter

Dear Fairways Homeowners,

Happy fall to everyone! We hope you are all enjoying the beautiful autumn colors and great daily temperatures in the Valley!

Below is an update of the items that the HOA has been working on.

Landscaping

Although our neighborhood and the rest of the Wolf Creek Associations dealt with mandatory secondary water restrictions, our yards have mostly recovered. Late summer precipitation and cooler temperatures provided much needed relief to the neighborhood. We appreciate everyone's contribution in making the best of an inconvenient situation.

During the spring and summer months, we continued to trim and remove trees, as needed. We have noticed that several varieties, especially aspens, have run their course and are starting to die throughout the community. Please let us know if you have any issues or questions regarding your vegetation.

As we end the final few months of landscaping for 2022, we have a couple of mowings left to complete. Mowing was delayed for a few weeks, which will hopefully allow us to pick up most dropped leaves with the final mowing. Additionally, there are plans to trim shrubs as well as aerate lawns. Aeration will help lawns absorb and hold water as much as possible.

Facilities

The pool has closed for the year. The targeted date for closure was Sept. 22, but our weather allowed us to extend the date by several weeks.

The pool pump was replaced upon failure. A larger horsepower pump was installed to improve the effectiveness of the filtration system. Additionally, we upgraded our lock / key fob system. Our existing system had run its course and was no longer workable. We are now better able to maintain our lock / fob system going forward.

As our attention turns to winter, and based on history, we need to pay attention to people who want to illegally use our spa. We appreciate everyone keeping an eye out for strangers in our community.

Financial

We have been fortunate to have talented people on our board, as well as neighbors, willing to assist with reducing costs associated with maintaining our community. As everyone is aware, costs are continuing to rise. With these increases, please be assured that we continually evaluate our financial position with the needs of the community.

The Fairways HOA board is doing everything possible to ensure that our HOA dues will remain the same next year. Your willingness to assist with our larger projects, as well as with the small projects, makes us able to keep our HOA dues reasonable.

Unfortunately, we cannot predict future events. Our asset reserve fund addresses replacements of large assets like pool equipment, the clubhouse structures, the tennis court, and other miscellaneous items. As elected officers, the HOA board, transfers respective funds to a separate account to allow us to address future needs without having to request an additional assessment or raise HOA fees.

HOA Board Elections

Each year, HOA board elections are held during our annual meeting in December. Currently there are five board positions, each for staggered two-year terms. We encourage any Fairways owners to consider joining the board.

Miscellaneous

Thank you to all the people who helped make the Oktoberfest social an enormous success. There was lots of great food and fun and it was wonderful to be able to socialize with our community.

Remember that as part of the CC&Rs (Covenants, Conditions and Restrictions) Exhibit B – 2(x) garbage cans need to be placed into garages within a timely manner after trash pickups. This helps make our neighborhood look neat and allows cans to be off the street and placed in a safe space especially with the winter months upon us. Please feel free to check the CC&Rs for any other information that you may need regarding your unit.

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

Sincerely,

Fairways HOA Board