

## Fairways Newsletter – Spring 2023

Greetings to all! Wow, the winter snow has provided our valley with over 200 % of normal snowfall this year. As we dig out, we are turning our attention to dealing with run-off and potential flooding. In fact, recently several of our board members met with Wolf Creek Water & Sewer Improvement District staff to discuss and inspect areas that could be impacted by the run-off. In addition, we have had several homeowners reach out to discuss their concerns. From this meeting and input from our homeowners, we have taken the following steps:

1. Beginning April 18th, we have begun to clear dead trees and brush from Wolf Creek and the overflow ditch to reduce the likelihood of culverts becoming blocked.
2. Weber County delivered of a load of sand and 1,000 bags for homeowners to fill sandbags to protect their homes from potential flooding. On Friday, April 21<sup>st</sup>, a group of homeowners and community volunteers got us off to a great start, filling 200 sandbags!
3. We are developing an action plan to respond quickly to any areas in the Fairways that may have run-off issues.

Additional Community Updates:

### **Financial**

The board continues to monitor our yearly spending and manage our budget. We have exceeded our budget for snow removal, but savings in other areas has allowed us to remain on budget overall at the end of the 1<sup>st</sup> quarter. Sue Suman, the HOA treasurer, has provided us with a three-year planning tool to help focus on long term needs of the community. The Board will be working to develop the plan during the year.

### **Facilities**

There are several areas of focus in our clubhouse. These include a replacement of a broken lock in the woman's restroom, updating our patio furniture, clubhouse exterior staining, and a complete inspection of all facilities once the snow melts. Additionally, the tennis court net will be installed soon, weather permitting.

### **Landscaping**

We look forward to hearing lawn mowers running and workers cleaning up after a tenuous winter. We feel we are, at best, a couple of weeks away from starting the landscaping process. As many of you have observed, tree limbs have broken, shrub damage has occurred, and areas of snow removal have damaged some lawns.

A couple of years ago we experienced lawn damage caused by Weber County snowplows. We worked with Weber County to resolve this issue. However, we have noticed/witnessed that lawn damage on some yards has occurred by snow removal companies that use trucks with blades on the front of their vehicle. The board strongly recommends that homeowners, who contract for snow removal, require that snow blowers be used to clear snow. If homeowners chose to utilize companies with trucks/blades and incur damage to their lawns, the homeowner will be responsible for repairing that damage. A list of snow removal companies that use snow blowers to remove snow instead of blades is available upon request. We encourage you to have a conversation with your contractor to discuss this issue as you plan for next winter.

### **CPR Training**

Recently one of our owners suffered a medical emergency. We are considering scheduling First Aid training for our owners. Please let us know if you would be interested in attending.

### **Miscellaneous**

We encourage you to volunteer in our community. It is a wonderful way to get to know your neighbors, give back to your community, and reduce costs associated with yearly maintenance. We will try to make sure we send out more timely information regarding areas that could use volunteers.

Some upcoming projects we are considering this year include another round of mulch, clubhouse staining, and Dyers Woad clean up.

Please feel free to share your thoughts and concerns at [edenfairways@gmail.com](mailto:edenfairways@gmail.com). We pledge to respond in a timely manner.

Have a wonderful spring!  
Fairways HOA Board