

Fairways HOA First Quarter 2024 Newsletter

Annual Homeowner Meeting

Thank you to all who attended the meeting on December 29th, either live or via ZOOM, or who submitted proxies prior to the meeting. It was great to see so many of you there. Minutes from the meeting will be posted at thefairwaysatwolfcreek.hoa.emphoa.net within the next two weeks.

Farewell and Welcome

During the meeting we said farewell to our VP, Gary Costantino, and we would like to once again thank Gary for his service. In addition we said hello to two new board members, Elsa Svensson and Mike Lejia - welcome aboard Elsa and Mike!

HOA Dues Increase

Reminder - dues have increased by \$25 per quarter/\$100 per year to \$675 and \$2700 respectively. If you have autopay set up to make these payments quarterly, please be sure to update the amount in time for your April payment. A one time payment may be made - if you haven't done so already - to cover the increase for the first quarter.

Street Lights

Last fall we reported that there were 3 street lights at the bottom of the Sunrise circle that were not operational due to not being connected to a permanent power source. That issue has been corrected and now all of our street lights are working. However, recently it appears that vandals have removed the bulbs from several fixtures. Those will be replaced soon, so please let us know if you see any suspicious activity in the future.

Winter is finally here, or is it?

While we haven't received the same volume of snow as last winter, it did all seem to come at once, creating challenges on our roads. Please take care and drive slowly through our neighborhood and refrain from parking on the streets until they are back to their full width.

Transfer Fee Amendment to CC&Rs

We are moving forward with creating an amendment to our CC&Rs to add the provision for a transfer fee to apply to future home sales within the Fairways. We are required to notify all property owners via snail mail once this is ready to come to a vote, so please let us know if your mailing address needs to be updated. This is a time sensitive issue, so if your mail goes to an address that you only check once a month or even less frequently it is important that we have an address where we can reach you more expeditiously. Please send address/contact information changes to edenfairways@gmail.com

Animals

We have recently heard two complaints and a report of an aggressive, off-leash dog in the neighborhood and would like to take this opportunity to remind everyone of the CC&R regulation that pets must be on a leash when outside of your property. Having someone's pet injured or killed due to not following this regulation is something we cannot tolerate.

Wishing you a happy New Year!

The Fairways at Wolf Creek HOA Board