

Fairways HOA Spring 2024 Newsletter

Welcome to Spring! As we transition into another season we would like to inform you of what we've been up to, and to offer some timely reminders.

Reinvestment Fee Amendment to CC&Rs

The results of our recent ballot to add a reinvestment fee covenant as the 5th amendment to our CC&Rs are in. The Reinvestment Fee Covenant (question 1) was approved by the required percentage of property owners. However, the proposed reinvestment fee amount of 0.5% (question 2) was not approved. A second ballot will be required to establish the fee and we will be sending out more information about that process shortly. Our goal is to have the final ballot out this summer.

Landscaping

Pack Attack will continue to take care of our landscaping needs and have already started mowing. Barring weather delays they will be mowing our neighborhood on Fridays this year. Our irrigation specialist will be testing and inspecting the lines and sprinklers before scheduled watering begins. If you notice a leak once the regular schedule has begun please notify the board at edenfairways@gmail.com. If you feel it is an emergency, please contact Walt Jones at 817-880-3817 so that we can have repairs done quickly.

Street Lights

Last fall we reported that several of our streetlights were not working due to not having a permanent power source. Power was provided to the lights and all were working in December. Unfortunately, lightbulbs were removed from several lights in mid January. We are happy to report that the lightbulbs have been replaced and all of our street lights are now working. Protective cages also have been installed to protect them from vandals.

Shared Amenities

Summer is right around the corner and the pool will soon be open. This year we have had our chaise lounge cushions professionally cleaned and we have replaced the slings on our dining chairs.

You may have noticed a new addition to our exercise room - a Peloton bike was generously donated by Karen Bokram. The pedals have been changed so it doesn't require special cleats/shoes to ride. You don't need to have an account to use the bike, but if you have one you can use it to access Peloton programs. Thank you Karen! And speaking of new equipment, we have a new weight machine and bench on order, due to be delivered in early May, to replace the existing machine which is past its useful life. Also new this year, we are having the tennis court re-painted with added lines for pickleball!

Reminders

Babies/children in diapers are not allowed in the pool or spa. Last year some of the county's samples came back questionable and we were able to correct the problem without having to close the pool. We are confident that our new pool service company will stay on top of this but need all of you to abide by this rule for everyone's safety and enjoyment.

Only homeowners and long-term renters (4 months or more) may utilize our clubhouse, spa, pool, and tennis/pickleball court. A homeowner must be present when children or guests utilize the facilities and there is a limit of six members per household (including owners and guests) when using the facilities to ensure that they remain available for use by other homeowners.

Dues Increase Reminder

HOA dues were increased effective January 1, 2024 from \$650 to \$675 quarterly. Please be sure to update all auto-pay accounts before July if you pay quarterly and still haven't done so.

Watts Enterprises - Eden Golf Tournament

See attached flyer regarding this summer's tournament - hope to see you there!

We hope that you have had a wonderful winter and look forward to seeing you out and about in the neighborhood now that the weather is warming!

The Fairways at Wolf Creek HOA Board