

Dear Fairways Homeowners

Greetings! This past December, we held our annual homeowners meeting and were pleased that many of you could join us either in person or via Zoom. At the meeting we re-elected two board members, Walt Jones and Joe Rocha. We appreciate Walt's and Joe's willingness to serve our community as they continue in their rolls as President and Vice President, respectively. Your other Board members include Sue Suman (Treasurer), Elsa Svensson (Secretary), Zig Baier, and Mike Leija (both members at large).

Goals that were reviewed during the meeting included the financial health of our community, consistent oversight of our CC&Rs, and ensuring our common areas and facilities are maintained to the highest standards for our homeowners.

A couple of concerns were raised by homeowners during the meeting. First was an observation that the chemicals in the spa were not balanced and had caused damage to swimsuits. In response, the Board has worked with our pool and spa maintenance company to adjust the chemicals and to ensure that proper record keeping is done. This issue is resolved, but please let us know if you experience any additional problems. The second homeowner issue was that of our house numbers not being visible from the street and the possibility of first responders not being able to find us in an emergency. The Board will be providing paper maps to both Valley fire departments to address this concern.

Also discussed during the meeting, and of ongoing interest, is the road work that has been done by Wolf Creek Water and Sewer (WCWSD) behind several of the homes on Eagle Ridge Drive at the entrance to the neighborhood. The construction which has taken place thus far has been by WCWSD in order to create access for building a new retention pond. Later this year Weber County will begin construction in this same easement to complete an extension of East 4100 North which will then connect the North Ogden Divide to Powder Mountain Road. The Board is working with WCWSD and the County to address areas of concern and both organizations have been very responsive to our questions, concerns, and suggestions. Please contact the Board at edenfairways@gmail.com with any issues or questions you have regarding this project. We will keep you informed of the progress once a design has been agreed upon and road construction begins.

We have some exciting changes to look forward to in 2025. First of all, we are replacing DirecTV and Rise Broadband services in the clubhouse with UBB fiber service. We were able to negotiate a very competitive rate for service with UBB so this will have a positive impact on our monthly spending. We are currently in the process of replacing the existing TVs with Smart TVs and expect to have the new equipment and services in place and operating before the end of February. Please bear with us during this conversion period, and feel free to reach out with any questions. Our second exciting change is that we will soon begin work on the construction of a new HOA website. The goals for the new website will include a more user friendly interface, added community information, and a streamlined dues payment system. We will provide updates on the progress of the site as we target a mid-summer launch!

And speaking of dues - HOA dues are payable quarterly on January 1, April 1, July 1 and October 1. **2025 HOA dues are \$700 per quarter or \$2,800 annually.** Payments can be made by check sent to our lockbox and addressed to: The Fairways at Wolf Creek HOA, PO Box 98034, Phoenix, AZ 85038-8034. Checks should be made out to: Fairways at Wolf Creek HOA and include your lot number for correct processing. Payments can also be made electronically via ACH through the owner portal, thefairwaysatwolfcreek.com. Please make sure you have updated your AutoPay to reflect the 2025 HOA dues (\$700 per quarter or \$2,800 annually). Timely payments are greatly appreciated!

Your Fairways HOA Board