

The Fairways HOA  
Fall 2025 Newsletter

Annual Meeting -

This year's annual meeting will be held at the Fairways clubhouse on Monday, December 29th at 4:00pm. Please mark your calendars and plan on attending in person if possible. A Zoom link will be provided as we get closer to the date. Meeting materials including the meeting agenda, ballots, proxy forms, operations reports and goals, and budget and financial reports will be sent to homeowners at the end of November.

Irrigation system -

We are happy to announce that we have successfully networked 15 of the 17 new WiFi enabled timers, and expect to have the remaining 2 on-line before our secondary water is turned back on in the Spring. To recap, our neighborhood irrigation system is controlled by a total of 17 timers which manage the watering for all 59 lots and all of our common space. Due to the manner in which the Fairways was built out, there are instances where one timer controls 20 or more zones and there are others that control only 2 to 4 zones. Some of our irrigation parts are 20 years old and others are as young as 2 years old so you can see how complicated it can be to keep the system running smoothly and efficiently!

This year we also switched to Pack Attack for maintenance of our irrigation system and we have worked closely with them to identify issues before they become problems. This was especially challenging over the last few months as we were dealing with the mayhem caused by Comcast/FiberTel construction.

Comcast Conduit Installation-

We are relieved to have the majority of the Comcast installation behind us. The sub-contractor will be in the neighborhood a few more times this fall to replace sod and shrubs, and we will continue to monitor potential long term damage to trees, lawns and other plants for the next 11 months. Comcast and their sub-contractors

are on the hook to fix anything they've damaged, so please be alert to any potential issues in your respective yards and report them to the Board via [edenfairways@gmail.com](mailto:edenfairways@gmail.com). Please include address and specific location (pictures are helpful).

#### Road extension from 4100 North to Fairways Drive -

The Fairways Drive extension has been completed and the road is now open. This will shorten our commutes to North Ogden as well as to recreation venues such as North Fork Park and North Skyline trailhead. It is not all positive, since Weber County's property line runs very close to lots 1 through 6. We are still in the process of negotiating an agreement with the County which will allow us to plant screening materials and/or possibly erect a fence on County property behind these lots.

#### Board changes -

Thank you to Mike Leija for his service on the Board for the past two years. Mike's contributions to the community are much appreciated. We welcome Heidi Pehrson who will serve the remainder of Mike's term. Heidi joins Elsa Svensson, Susan Suman, James Diefenderfer and Julie Tisue on our five member Board.

Would you like to support the Fairways community? Do you have talents you would like to share? Do you enjoy working with others? Do you have time to volunteer? If you answered YES to any of these questions, please consider serving on the Fairways HOA Board. Directors are elected for two year terms. Election ballots will be sent to Homeowners at the end of November and election results will be announced at our Annual Meeting on December 29th. For questions or to express your interest, please contact us at [edenfairways@gmail.com](mailto:edenfairways@gmail.com).

#### Animals-

*A friendly reminder to please keep your pets on a leash when outside of your property. This is both a Fairways and Weber County regulation. Thank you in advance for your cooperation!*