



At Fieldcreek Ranch Homeowners Association

www.fairwaysatfieldcreek.com



Spring Board Letter to The Fairways Homeowners

This is an Important Notice to inform you of the positive things going on at The Fairways.

Dear Fellow Homeowners:

Happy Easter and welcome to Spring in The Fairways, one of the loveliest times of the year for our community! Here are the highlights of the many things the Board has been doing on your behalf.

The Fairways Financial Condition Remains Strong

We hope all of you enjoyed your “Dues Payment Holiday” for the January Quarter 2019.

Please don't forget to pay your dues for April Quarter 2019, and each quarter for the rest of the year.

Under the watchful eye of our Treasurer, Laura Miceli and her finance committee, the Fairways' financial condition continues to be very strong, now and into the near future. We anticipate moving \$100,000 to \$150,000 into the reserve account by next quarter. Some expenses, particularly legal fees, have dramatically dropped in the last three years, since all of our neighbors have faithfully followed our CC&Rs and are working together to preserve the beauty and peace of our community.



Please drive within 25 Mph at All Times – Zero Tolerance Policy!!



While most of our homeowners are careful to obey the HOA's 25-mph Rule within the Fairways, a few consistently forget that we have neighbors and children who stroll and walk our roads each day and evening. It is critical to their well-being that all of us **drive at or below 25-mph** on Silver Wolf Road, in particular. Please make sure that any vendors who serve you, such as contractors, landscapers, and housecleaners obey the 25-mph speed limit as well.

We now have in place a number of video cameras along SWR which can capture videos of a vehicle, its driver, their license plate, and its speed. Everyone starts with a clean slate as of today.

Afterward, we will confidentially identify those forgetful neighbors, bring them to a hearing for health and safety violations and begin the hefty, graduated fines for continued violations, which can be the basis of foreclosure in extreme cases. (graduated fine amounts are listed on the Fairways website).

Remember, each of you has the opportunity to protect and keep your neighbors and guests from injury. Please watch where you are driving and **obey our 25-mph Rule.**



Community Barbecue at Wolf Run Club House in July



Before our July 11th Board meeting, we invite all homeowners to attend a "Meet and Greet" Barbecue at the Wolf Run Golf Clubhouse starting at 5:00pm. The refreshments and barbecue will be provided "at cost" by Wolf Run Golf Course, as a community service. Fairways homeowners, Tom and Connie Duncan, owners of Wolf Run Golf Course, deserve our thanks and gratitude for their generosity. We anticipate that the members of our social committee, Tina Montella, Lori Stanko, Gretchen Swope, Jennifer Rogers Markwell and Jean Held will help with the arrangements as they did last year.



Completion of the Crack Seal on Our Private Roads



The majority of our dues go to the short and long-term maintenance of Silver Wolf Road and Springer Court. Last fall, we completed a crack sealing of both roadways. We anticipate the crack seal will be followed by a slurry seal in the next 12 months. Such periodic care will extend the condition and life of our roads for another 10 years or longer.



Completion of TMWA Water Channel and Well House Landscaping

As agreed, upon and at its expense, TMWA dugout and completed the water drainage channel from the Well House to our water Catch Basin on the east side of Silver Wolf Road. TMWA also planted several 14-foot evergreen trees and shrubbery landscaping to help reduce visibility of the Well House.

Unfortunately, some of the trees did not survive our winter, and will be replaced by the nursery under its one-year guarantee. In a few years of growth with TMWA water, the trees should provide a good screen as we drive by.



Enhancement of the Fairways Entrance and Privacy Fence

Many of you have commented on the beauty of the new black wrought-iron fencing installed on each side of the Fairways Entrance to give the entrance a more expanded and impressive appearance. It also has the effect of improving the privacy of our homes.

We have made the Entrance much more accessible to our neighbors who stroll with friends, children and pets, in and out of the Fairways gates. We have installed a keypad 8 feet inside the east exit. You can now manually open the exit gate from inside the Fairways by entering your code in the keypad, just as you do when you drive through the west entrance gate.

With the help of our property manager, Gary Kenyon, we will soon issue new key codes for everyone, to replace those that have been used and misused over the last 10 years or so. This should dramatically

decrease the number of people, other than our homeowners, who now have access to our community by the use of old key codes handed out by word-of-mouth to workmen, landscapers and guests over many years. Later next week details provided by Jeff Houston which explains the operation of the gate codes and these changes will be sent out in a separate email.

These improvements have all been the work of our Gate and Landscaping Committee: Jeff Houston, Connie Duncan and Mike Vonada.

Please remember that the Fairways HOA has made these improvements for your privacy only. They are not intended to provide security. Each of us has the obligation to watch out and protect our neighbors.



New HD Video Cameras at the Entrance Gate and along Silver Wolf Road



We now have high definition video cameras at the Entrance gates and Silver Wolf Road, replacing the old ones which did not have the ability to identify cars, drivers and license plates. This gives us the ability to know who is entering and leaving are community, in the event we need that information. The HD cameras came in very handy when the entrance gate was recently damaged by the guest of one of our homeowners. We were able to identify the guest (by video including his SUV and license plate), who has now agreed to pay for the substantial damage caused.



Entrance Landscape and Seasonal Changes



You may remember that our landscaper, Brian of Green Things, maintains the shrubs and flowering beds two The Fairways Entrance, as well as clearing the lovely creek on each side, of willow branches to showcase its natural beauty.

Due to the enjoyment and request of many of the homeowners, the two trees on each side of the Entrance, will remain lighted, year-round. Many neighbors feel this gives the Entrance a more distinctive and welcoming appearance at night. They will be joined at Christmas with our lighted wreaths for the Christmas holidays.

We anticipate focusing on changes in color for seasonal shrubs and plants at the Entrance again this year, under the direction of Connie Duncan. We hope you enjoy these enhancements.



Spring Clean-Up



This year, Spring Cleanup has been extended to 10 days including two weekends. The large green bins will be placed at the usual two locations (near the Well House on Silver Wolf Road and at the top of Springer Court) from Thursday, April 25, 2019 to Wednesday May 8, 2019.

Please remember – the bins are provided for your landscaping cleanup and yard waste, not furniture and household items.

For gently used furniture or household items, we have a great alternative. You can get a tax deduction and help our veterans and students by donating to the Annual Garage Sale of the Daughters of the American Revolution. This is a major source of funding for DAR's good works. See our Treasurer Laura Miceli, for details of the Annual Garage Sale: miceli.laura@gmail.com. You can drop your items off at Laura's house: 12965 Silver Wolf Road. Laura can hand you your tax deduction receipt on the spot.

The street sweepers arrive the week following Spring Clean-Up. Green Things will sweep the entrance portion of your driveways clear of road debris, if any, which may result from the street sweepers. Please trim your trees and shrubs away from the street to facilitate a clean sweep.



Weed and Fire Alert Continues!



As you all realize, because of the very wet winter this will be another exceptionally bad fire season. It is imperative that all lots, whether undeveloped entirely or undeveloped in the rear of your lot, be in compliance with the "Weed Abatement Policy". This policy can be found on the Fairways at Fieldcreek Ranch website. Kenyon and Associates will also provide this document upon request.

The first step is to consider spraying pre-emergent now to limit the weeds that will develop later.

All of us have a responsibility to our neighbors not to put their homes, and ours, at Fire Risk. Please comply with the Weed Abatement Policy.

We thank each of you for your help in keeping The Fairways at Fieldcreek Ranch a desirable and beautiful place in which to live. Enjoy this wonderful, but unpredictable, Spring weather!

Jack Angaran, Tom Duncan

Laura Miceli, Jennifer Rogers Markwell, Victoria Kahn

The Fairways Board of Directors



2019 Spring News Letter

April 19, 2019 at 8:52 AM

From Gary Kenyon

To Undisclosed recipients: ;

 [Spring 201...inal Draft.pdf 693.95 KB](#)

Dear Owners,

Please find attached the 2019 Spring News Letter for Fairways at Fieldcreek Ranch Homeowners Association. Please note that Tom and Connie Duncan have invited everyone to attend a Meet and Great BBQ starting at 5:00 pm prior to the Board of Directors meeting.

Respectfully,
Gary Kenyon, Supr. CAM
Kenyon & Associates, Inc.