



Winter 2025-2026 Newsletter

Published by Kenyon & Associates, Inc.

2026 Board Meetings

The Fairways' Board meetings are held quarterly. These meetings are to conduct Association business, such as approving proposals, reviewing financial reports and bank statements, and discussing issues that relate to the day-to-day operations of the Association.



Agendas for these meetings are emailed to all homeowners at least 10 days prior to the meeting.

The 2026 Board meeting dates are:

- January 28, 2026 at 3:00 pm
- April 22, 202 at 3:00 pm
- July 22, 2026 at 3:00 pm
- October 28, 2026 at 3:00 pm with
Budget Ratification and Annual
Members Meeting.

Meetings are held in the conference room at Raley's O-N-E Market at 18144 Wedge Parkway.

2026 Quarterly Dues

Dues will remain at **\$450 per quarter** for 2026. **Please note that the association stopped sending out coupon payment books to property owners in 2024.**

Owners who have signed up for email notifications now receive automated quarterly statements via AppFolio:

This is a reminder that your association dues payment is due on January 1st.

[Make Payment Online](#)

Thank you for choosing The Fairways at Fieldcreek Ranch Homeowners Association, Inc.

The Fairways at Fieldcreek Ranch Homeowners Association, Inc.
(775) 674-8000

www.kenyonandassociates.com

Tired of receiving these emails? [Set up an automatic payment](#) or [unsubscribe](#).

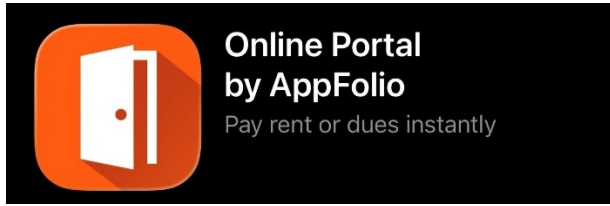
appfolio

If you haven't already signed up for email notifications, just scan the QR code below with your smartphone or tablet to enroll:

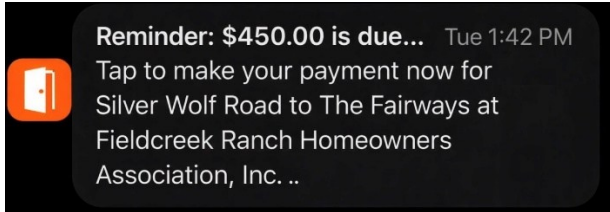


SCAN ME

Additionally, if you download the AppFolio Online Portal app on your smartphone or tablet,



you can receive helpful notifications like this:



New Management Address

The association's management company, Kenyon & Associates, has moved! Their new address is:

Kenyon & Associates
6490 S McCarran Blvd, Ste 50
Reno, NV 89509-6120

They are located in Building F, which is the second building west of Red Lobster on South McCarran Boulevard, just west of the intersection of Kietzke Lane.

If you use your financial institution's Bill Pay service to send quarterly dues to the Reno office, please remember to update the address in their system.

If you are currently sending payments to the Sacramento lockbox, no change is necessary.



Thank You to Our Volunteers

The Fairways remains blessed to have many residents who generously donate their time to ensure that we all live in beautiful, safe and well-maintained development. If you've never volunteered to serve in an HOA role, you might assume that paying quarterly assessments for a management company is all that it takes to have a successful association. While management takes care of many of the day-to-day operations such as posting payments, paying bills, organizing meetings, conducting regular inspections and providing the first line of support for the residents, there is much being done behind the scenes by association volunteers. The work done by our volunteers is one of the ways that we have been able to keep our quarterly dues lower than many similar associations.



The **Board of Directors** is the most conspicuous group of volunteers. There is an election each fall to fill rotating open Board positions for two-year terms. No one new applied for this year's two vacancies, so we're thankful that previous Board members Norm Kelly and Gretchen Swope agreed to stay on for another term.

The Fairways' current Board is comprised of:

Norm Kelly—President
Gretchen Swope—Vice President
Michael Fackelmann—Treasurer
Vince Craig—Secretary
Jeff Houston—Director

The **Architectural Committee**, commonly known as the “ARC” or Architectural Review Committee, is appointed by, but is largely independent of, the Board per our governing documents. Our ARC members review plans, conduct site-visits and guide our residents to construct projects which both serve their needs and maintain the architectural standards of our beautiful community.

The Architectural Committee is comprised of:

Kathi Angaran—Chair

John Evans

Sarah Alley

Shaun Bittick (alternate)

Gretchen also serves in an advisory role as the non-voting Board liaison to the ARC.

Sarah joined the committee to replace former resident Karin Klove, who had briefly stepped back on to the ARC to fill in for a temporary need.

We’d like to take this opportunity to thank James Pinger, who has been a dedicated member of the ARC since 2018 and unfortunately termed out in January as members are allowed to serve for a maximum of 8 years out of 10 per our Declaration of Protective Covenants.

Marc Markwell, another valued member of the ARC, also termed out earlier in 2025. Thank you, James and Marc, for your many years of service to the association!

If you are willing to be considered for a position on the ARC, please notify our Community Manager. We are particularly in need of members who have knowledge of construction and related industries. If we are unable to fill a minimum number of positions with homeowner volunteers, the alternative is for the association to hire professionals such as

engineers, architects, contractors and lawyers to serve on the committee, resulting in increased ARC review fees and/or quarterly assessments.

The **Road Committee** is responsible for overseeing our private roads and making recommendations to the Board for maintenance and safety issues. It takes a lot of time and effort to learn the ins-and-outs of asphalt maintenance, crack repair strategies, slurry seals, storm drain maintenance, fire hydrants, street sweeping and snow removal. The committee is comprised of:

James Pinger—Chair

Vince Craig

Norm Kelly

The **Gate & Landscaping Committee** oversees the maintenance of our gate system and related equipment (lighting, cameras, message board), greenbelt landscaping and seasonal median landscaping/holiday décor.

Our volunteers have generously donated countless hours of their time to perform some of the equipment maintenance work themselves, saving the association thousands of dollars.

The committee has also been working on the multi-year project of reconstructing our extensive drainage ditch system. Jim Hermansen graciously volunteered to lead the associa-



tion’s efforts on the ditch reconstructions and was appointed to the committee by the Board in October.

The committee members are:

Jeff Houston—Chair
Norm Kelly (gates)
James Pinger (gates)
Connie Duncan (landscaping/seasonal décor)
Marc Markwell (gates)
Jim Hermansen (drainage ditches)

The **Website Committee** maintains the association's website, which is the repository for all HOA documents, and also helps with the technical aspects of the ARC Tracker system for online submission and management of Architectural Committee submittals, and cloud storage of association documents.

The committee members are:

Jeff Houston—Chair
Norm Kelly

The Website Committee remains in need of an additional owner with IT/website knowledge who would be willing to volunteer.

Special thanks goes to Michael, our Treasurer, for his behind-the-scenes diligence and patience in working through countless iterations of our annual operating and reserve account budgets.

If you are able to give back to your community by serving on one of our committees, please email Jeannie Redinger, Community Manager, at jeannie@kenyonandassociates.com.

We'd love to have more homeowners involved in the operation of our association!



Road Maintenance Update

Last fall, the Road Committee coordinated the November 10th crack-fill project to keep our streets in optimal condition.

Vince spent countless hours getting quotes from different vendors and carefully comparing material specifications. He was able to get a great deal for the association on high-quality material, saving the association many thousands of dollars over the projected cost of this work.

In the process, Vince and James were able to locate and dig out two fire hydrant valves that had been inadvertently buried when the road was originally paved, potentially averting a future disaster if those valves are ever needed to shut off water to a broken hydrant.

Following the routine slurry seal applications that have occurred over the last two decades, the roadway elevation has gradually increased, resulting in the manhole and utility cap covers being lower than the roadway surface and creating noticeable depressions when driving over them.

Vince has spent many hours researching rubber manhole risers like those installed by Washoe County on La Guardia Lane following the cape seal project done in 2024. He and James methodically measured dozens of manhole and utility cap depressions on our streets so that we could order perfectly-sized risers that will level the surface without being too high to get disrupted by snow plow blades. The custom-made risers are expected to arrive this spring and should eliminate many of the bumps experienced by drivers.

Road maintenance remains by far the greatest expense to the association with the costs of the most expensive components fluctuating considerably with the price of oil, making it dif-

difficult to budget for our long-term needs.

Norm coordinated completion of a detailed asphalt engineering study last June, which now allows us to better budget for the needs of *our* roadway, which has always been well-maintained, instead of a hypothetical average roadway used by the reserve study accountants, and therefore keeps us from having to unnecessarily raise our quarterly dues.

The engineer's report is available for your review on our website.

Drainage Ditch Repair & Reconstruction Update

There is a comprehensive system of drainage ditches in The Fairways which the association is responsible for maintaining per our governing documents. A number of the ditch segments have deteriorated over the last two decades due to erosion, silt accumulation and vegetation growth, creating a backlog of under-funded maintenance needs.

The Board has been tackling reconstruction of these segments as finances permit and aims to restore at least one segment per year. The Board has budgeted over \$50,000 to drainage ditch and related projects in 2026.

Unfortunately, no drainage ditch projects could be completed in 2025 given access issues to a portion of the Lower Silver Wolf East Drainage Ditch that we are attempting to overcome and continual delays in obtaining engineering for repairs to a leaking ditch segment behind the southeast corner of Silver Wolf Road and Springer Court.

A local shortage of civil engineers has made it difficult to get projects engineered in a timely manner.

Our top priorities are to repair the leaking ditch segment and to complete restoration of the Lower Silver Wolf East Drainage Ditch, the southern portion of which was the segment completed in fall, 2024.

As the ditch segments are cleared and reconstructed, they are added to a weed abatement program where the association's landscaper applies pre-emergent before spring weed growth begins and then regularly sprays any new growth throughout the season. While it is the association's responsibility to maintain the structural integrity of the drainage system, this does not include cleaning up debris from the landscaping of individual property owners, so if your property includes or abuts a drainage ditch easement, please be sure to keep the ditch clear of debris arising from your property (e.g. pine needles, pinecones, fallen leaves, tumbleweeds).



Detention Pond Sediment Removal

The detention pond, located adjacent to the exit gate and east greenbelt, serves to hold stormwater collected from roadway storm drains and the Silver Wolf East Drainage Ditch. The water then drains into Whites Creek, absorbs into the ground and/or evaporates. Over the last 20 years, sediment has gradually accumulated in the pond and is now at the point at which it needs to be removed to preserve the intended function of the pond. Unfortunately, this eventual need was not anticipated

by the developer when the greenbelt was landscaped, so there is no easy access route from the street to the pond without disrupting the mature landscaping. Furthermore, no permanent access route was ever anticipated for the Public Utility, Equestrian & Pedestrian (PUEP) easement that runs alongside the Lower Silver Wolf East Drainage Ditch and allows the association to maintain the ditch.

After evaluating several possible routes, the association's engineer has recommended creating an access path along the north edge of the TMWA STMGID 2 well parcel and TMWA has agreed in principle to this idea. This route provides a permanent way to get heavy equipment to both the detention pond and the drainage ditch. After months of delays, engineering is finally now underway. Our engineer has recommended doing access route construction, silt removal, and drainage ditch repair all at the same time during the winter months in order to get the best pricing.

Gate Connectivity Improvements

Construction has begun on enhancing the gate area's network connectivity. This isolated area has previously only been accessible to old fashioned telephone service and later by 4G cellular modem. Jeff, Norm and James have exhaustively explored options for obtaining high speed internet, including 5G cellular providers, local line-of-sight wireless vendors, Starlink satellite and Spectrum cable.

Spectrum Business has just agreed to cover construction costs to bring high speed internet to the gate median, which will involve pulling 541 ft of coax cable and boring under 35 ft of roadway. This upgrade will modernize our ability to remotely communicate with our gate controller, surveillance cameras and digital message board. We expect much of the recurring monthly service costs to be offset by savings from eliminating the current cellular data service.

Courtesy Notices

We all know that nothing enrages residents more than receiving an HOA violation letter in the mail...and there is nothing that the Board dislikes more than having to deal with compliance matters.



In an effort to gently and nonconfrontationally remind residents of their obligations to follow our governing documents and to reduce the administrative costs and delays of having to generate and mail formal violation letters, the Board asked management to explore streamlining this process via electronic notifications with their software system, AppFolio.

Jeff has worked hard with Kenyon & Associates to develop templates of the most common notifications that can be automatically generated through AppFolio when management identifies a compliance concern.

So, for example, if our Community Manager observes a recreational vehicle or trailer parked in the community beyond the permitted timeframe, a helpful courtesy notice containing the relevant language from the Declaration of Protective Covenants can be immediately emailed to the resident, so that the issue can be quickly and amicably resolved, and not progress to even needing a formal violation letter.

Reminders on Common Violation Issues

Just a reminder that except for loading and unloading, no trailer of any kind, truck larger than one ton, recreational vehicle, or boat shall be kept, placed, maintained, constructed, repaired, or permitted to be parked or stored upon any lot or street within the development visible from neighboring property for more than **72 consecutive hours**, nor more than **5 days in any 30 consecutive day period** (no, this does not mean that you get 120 hours of parking to divide up every month).

Every year the Board reminds our residents that in accordance with our governing documents, plans must be submitted and approved by the Architectural Committee before starting any project that affects the outside appearance of any property unless it is for general maintenance (i.e. replacing like-for-like material or like-for-like color). Unfortunately, every year someone starts work on or completes a project without getting Committee approval, which then leads to hurt feelings, a cease-and-desist order, delays, and/or unnecessary expenses when it is discovered and the resident has to remove the project or retroactively obtain approval. Please don't be that person! We've tried to make it easy and as fast as possible to get Committee approval. Effective this year, all submittals must be done online via ARC Tracker from our website <https://www.fairwaysatfieldcreek.com> and there is no review fee for many projects.

Our goal is to have a system where owners



are encouraged to improve their properties, which thus improves the neighborhood for our common benefit. Be aware that there are higher fees for projects which are started before official approval is given and for time extensions of projects that are not completed in a timely manner.

Please be vigilant about raking up fallen pine needles and leaves, which can be ignited by wind-carried embers from wildfires during the drier months. It's a safety issue and a risk that management is constantly looking to eliminate.

On a related note, starting on January 1, 2026, a new state law allows insurers to exclude wildfire coverage from standard homeowner plans, so be attentive when you are renewing your homeowner insurance this year to ensure that you have continuing wildfire coverage.



When raking up your fallen pine needles and leaves, be sure to include those collecting in the gutter in front of your home, in accordance with Article III.U of the CC&Rs, as they inevitably accumulate in our storm drain system.

Overhanging trees and shrubs should be cut back (6' is recommended) from the curb to reduce road debris. Street sweeping costs the association around \$600 per service and removing debris from our storm drains is a roughly \$10,000 expense, so it is in all of our best interest to minimize the landscaping debris that ends up in the roadway.

Please keep mailboxes painted so that they don't rust, and routinely clean cobwebs from glass light fixtures in driveway pillars.

Gate Operations Q&A

Q: How do I open the gate for a one-time or infrequent visitors/vendors like meal delivery services or ride shares?

A: Guests can scroll through the callbox directory using the **A** and **Z** buttons.

Once your name is shown on the display, they should press the **Call** button and the system will dial your phone. Answer the call and press the **"9"** button on your phone to Admit. **If you do not hear a tone indicating that the gate is opening, try pressing the "9" button twice in rapid succession.** Every phone sends touch tones in a slightly different manner and the length of the single tone may be insufficient to trigger the controller. Alternatively, press **"#"** to Deny and hang up.

You may provide guests with your 3-digit intercom code so that they do not have to search for the directory. This is the easiest and safest way to respond when someone asks for your gate code and they do not have a need for recurring and unsupervised access. If you do not know your intercom code, just scroll through the directory at the gate and your intercom code will be displayed to the right of your name. Note that the 3-digit intercom codes should not be dialed with a preceding **"#"** like your 4-digit personal code.

Q: Is there an easy way to identify calls from the gate?

A: Just create a contact in your phone for "Fairways Gate" with the number **775-413-4536**. You may wish to add this number to your Do Not Disturb exceptions on your phone if you ever have late night or early

morning visitors (e.g. a 5:00 AM Uber to the airport).

Q: Why does my iPhone never ring when guests try to call me from the gate?

A: The most common cause is that residents once accidentally blocked the gate's phone number, thinking that it was a spam call. In iOS 26, select Settings | Apps | Phone | Blocked Contacts, then look for the gate's phone number, 775-413-4536, in the list of numbers and unblock it.

If you have any questions or concerns, please feel free to contact our community manager:

Jeannie Redinger
Supervising Community Manager

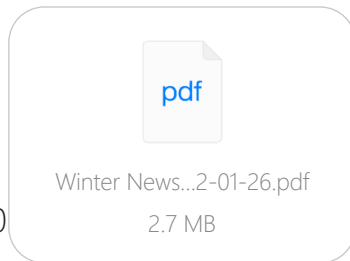
Kenyon & Associates, Inc.
(775) 674-8000, ext 207
(775) 674-8010 (fax)

From: Melissa Turner donotreply@appfolio.com
Subject: Fairways - 2025-2026 Winter Newsletter
Date: February 12, 2026 at 10:16:03 AM
To: [REDACTED]

Good Morning

Please see attached 2025-2026 Winter Newsletter

Thank you,
Melissa Turner
Administrative Assistant
Kenyon and Associates
6490 S, McCarran Blvd. Suite F50
Reno, NV 89509



775-674-8000