



At Fieldcreek Ranch Homeowners Association
www.fairwaysatfieldcreek.com

Dear Fairways Homeowners:

We are pleased to tell you that a number of positive changes have taken place for the Fairways in the last month and half. We believe these changes will be to the benefit of our community and each of us.

New Board of Directors

First, due to your votes, in one of the largest homeowner turnouts in years, we have a newly elected Board of Directors. They are:

Jack Angaran, President

Tom Duncan, Vice President

Gretchen Swope, Secretary

Laura Miceli, Treasurer (appointed after the resignation of director Billow)

To hopefully avoid the expense of an election for the fifth director (open due to the Removal vote), we anticipate asking for your email consent to allow an appointment by the Board.

Result of the Removal Vote

As you know, the Petition for Removal of three Directors, signed by 35% of the Fairways homeowners, finally came to a vote on November 29, 2016. Forty-two secret ballots (out of 65 homeowner lots) were received and counted. A super majority of those votes chose removal of all three directors:

James Beach: 33 votes to remove

Michael Billow: 29 votes to remove

Lisa Martin: 32 votes to remove

New Community Manager

After election, the first order of business for your new Board was to find a new community manager effective January 1, 2017. As part of the competitive bidding process we interviewed five different candidates with five different companies. Following many hours of interviews and review of written bid presentations, we unanimously selected Bob Kenyon of Kenyon and Associates as our new Community Manager. We think all of you will be impressed by Bob, and especially with his competence and eagerness to serve our community. Bob is a great fit and ideal choice for the Fairways.

Our special thanks go to former Fairways Presidents Mike Vonada and Jeff Houston, as well as Kathy Braband, for their great advice and many hours of assistance during the interview process leading to this important decision.

Written Request for Notice and Correspondence by Email

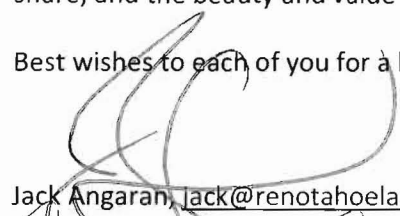
Many of you in the past have agreed to be served with Fairways correspondence and required notices, by email, rather than by US Mail. This is a logical extension of how most of us communicate ordinarily and in our businesses. It also makes communications for the Fairways much less expensive, timelier and more responsive.

We ask all of you to update (with current email addresses) and re-sign the required NRS. Electronic notice Form, contained in the Kenyon Welcome Packet that accompanies this letter. If any of you have questions about the importance of this statutorily approved electronic Notice option, please contact one of us, or Bob Kenyon.

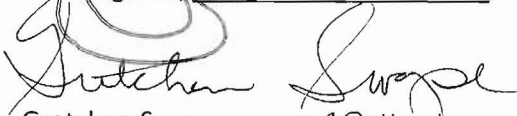
Happy New Year!

We are excited to have this opportunity to serve our community and each of you. Please feel free to contact any of us with your thoughts on how to enhance the Fairways environment, the friendships we share, and the beauty and value of our community.

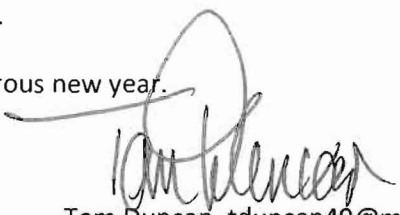
Best wishes to each of you for a happy and prosperous new year.



Jack Angaran, jack@renotahoelaw.com



Gretchen Swope, gswope1@att.net



Tom Duncan, tduncan49@me.com



Laura Miceli, miceli.laura@gmail.com

December 28, 2016

Kenyon & Associates, Inc.

A Full-Service Community Association Management Company

December 28, 2016

To: All Owners/Residents of the Fairways at Fieldcreek Ranch Homeowners Association

Re: New Association Management

Dear Valued Homeowner:

We would like to take this opportunity to welcome you to Kenyon & Associates, Inc.

We specialize in Full Service Community Association Management. **Our offices are open Monday - Friday from 8:00am through 5:00pm. We are closed from 12:00pm to 1:00pm for lunch.** If you have an emergency after normal business hours dial 775-674-8000 ext. 200 and you will be greeted by our after-hours service who will forward your message promptly to your Community Manager.

Your Community Manager is **Bob Kenyon**. He may be contacted at **775-674-8000 ext. 208** or via email at bob@kenyonandassociates.com for any questions or concerns regarding The Fairways at Fieldcreek Ranch Homeowners Association. In addition, you may contact one of his assistants:

- Sierra Boothby 775-674-8000 ext. 204 sierra@kenyonandassociates.com
- Kenna Foote 775-674-8000 ext. 202 kenna@kenyonandassociates.com

From this point forward your annual assessment should be sent to the following:

**The Fairways at Fieldcreek Ranch Homeowners Association
C/o Kenyon and Associates, Inc.
645 Sierra Rose Drive, Suite 104
Reno, NV 89511**

We welcome you and look forward to serving your community.

Respectfully,

Bob Kenyon
Community Association Manager

THE FAIRWAYS AT FIELDCREEK RANCH HOMEOWNERS ASSOCIATION

EMAIL "OPT IN" AUTHORIZATION FORM

For homeowner notification purposes, we would like to send official notice of any Association information via email. Through this, we eliminate costs of physically sending notices in the mail and improve communication between Kenyon & Associates and homeowners. If you choose not to receive Association notifications via email, we by law, must deliver all notices through the United States Postal Service.

Per NRS116.31068 "Notice to units' owners. (Effective January 1, 2012)

1. Except as otherwise provided in subsection 3, an association shall deliver any notice required to be given by the association under this chapter to any mailing or ***electronic mail address a unit's owner designates***. Except as otherwise provided in subsection 3, if a unit's owner has not designated a mailing or electronic mail address to which a notice must be delivered, the association may deliver notices by:
 - a) Hand delivery to each unit's owner;
 - b) Hand delivery, United States mail, postage paid, or commercially reasonable delivery service to the mailing address of each unit;
 - c) ***Electronic means, if the unit's owner has given the association an electronic mail address; or***
 - d) Any other method reasonably calculated to provide notice to the unit's owner.

The law requires authorization to do this. Please complete the information below if you would like to receive email communications. Your email address will be kept confidential and used for association business only.

YES, I (We) hereby authorize The Fairways at Fieldcreek Ranch Homeowners Association and its agents to notify me (us), as the owner, by electronic mail format for all official Association notifications as required and allowed by the Nevada Revised Statutes in lieu of the US Mail.

Email Address – Please Print

Homeowner Signature

The Fairways at Fieldcreek Property Address – Please Print

Date

Email Address – Please Print

Homeowner Signature

The Fairways at Fieldcreek Property Address – Please Print

Date

Please Note: Separate authorization and email addresses must be filled out for each owner of the property.

PLEASE RETURN THIS FORM VIA EMAIL TO:

bob@kenyonandassociates.com

**Kenyon & Associates
645 Sierra Rose Dr. Ste. 104
Reno, NV 89511**

KENYON

THE FAIRWAYS AT
FIELDCREEK RANCH HOA
645 SIERRA ROSE DR.
SUITE 104
RENO, NV 89511



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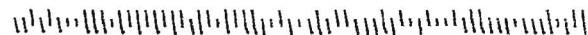
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MAILED FROM ZIP CODE 89511

Jeffrey D. Houston
12840 Silver Wolf Rd
Reno, NV 89511

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RENO NV 894

29 DEC 2016 PM 1 T

Seasons Greetings
Tis the Season