Fairways

Thank You to Previous Board

The new Board of Directors wishes to thank the retiring members of the board, Jack Angaran, Karin Klove and Connie Duncan for all their hard work over the last term. It has been a particularly long haul for Jack, who has graciously served as President of The Fairways for six years since being elected in the fall of 2016. We especially appreciate Jack and Karin working with the new board to provide guidance during the transition and to resolve several pending projects.

Electronic Delivery

If you haven't already opted in for electronic delivery of HOA notices and documents, please do so! The printing and mailing of paper documents is laborious for the association and not a good use of our limited financial resources. Just scan this QR code or fill out the Email "Opt In" Authorization Form online under the Governing Documents section of our website.

SCAN ME

Fall Cleanup Dumpsters

The association is no longer sponsoring dumpsters for Spring or Fall Cleanup due to the high cost and repeated instances of landscaping crews dumping waste from customers outside of The Fairways in our community dumpsters. However, residents of Washoe County outside of the city limits, such as The Fairways, are permitted to leave up to 6 bags of waste with their trash bins each week during the months of May and November without affixing any yellow Waste Management Excess Waste stickers to the bags. This is a standard part of your Waste Management service, so there are no additional charges for those extra bags.

Gate Safety Enhancements

This fall we will be making improvements to our gate system to meet new safety standards. This $4,000 project will include edge pads to sense people or objects within entrapment zones and safety chains to prevent gates from falling in the event of hinge damage or failure. Warning signs, which are also a requirement of the new safety standards, have already been installed.

Correct Use of Gate Codes

Please remember to give one-time or infrequent visitors/vendors your 3-digit intercom code (e.g. 123) instead of your 4-digit access code (e.g. #5678) which gives the visitor continuing unrestricted access to our community. When the visitor dials the intercom number (no preceding # sign) at the gate keypad, press "9" on your phone keypad to open the gate. The system will generate a tone to indicate that the gate is opening and the call automatically disconnects. If you don't remember your 3-digit intercom code, you can find it displayed to the right of your name in the gate's electronic directory.

Road Maintenance

Yes, we know that the roads need work! Our road problems date back to problematic batches of asphalt that were used throughout the Reno/Sparks area two decades ago. Our community is one of those affected, but our association has been proactive about budgeting for road maintenance. High materials and labor costs and labor shortages have created challenges, but we are working through the process of getting quotes for crack repair, which is an approximately $50,000 project for which we plan to combine budgeted funds from the 2022 and 2023 fiscal years to accomplish. Due to contractor scheduling and the onset of colder temperatures, it may take until late spring, but we are trying to get this done as soon as possible. If you have any overgrown trees or shrubs which are encroaching on the roadway, please trim them now so they don't interfere with the upcoming maintenance.

Drainage Ditch Maintenance

The association has just completed extensive reconstruction of the riprap drainage ditch extending from the TMWA well to the detention pond near the gates. Mulching of overgrown brush along the borders of the detention pond was also performed. This $8,000 project should resolve flooding issues from both storm water and TMWA well discharges.

Drainage ditches are present in multiple additional locations throughout The Fairways, so you may see board members or maintenance crews in these easements in the coming weeks. If you have trees whose fallen needles or leaves are filling up the easement, please remove the debris as soon as possible so we can assess the integrity of the ditches and perform any structural maintenance that may be necessary. It is imperative that the ditches remain clear of debris so they can effectively drain storm water whenever necessary.

Architectural Committee

Please remember that **prior to** commencing projects that change the exterior appearance of your property, you must obtain approval from the Architectural Committee (AC). The Project Submittal Form and related documents can be downloaded from our website https://www.fairwaysatfieldcreek.com/architectural-documents. Routine maintenance, such as replacing trees/shrubs, replenishing surface coverings like rock or decomposed granite, and repainting with the same color, does not require approval. Small projects (with costs less than $5,000) and repainting with different colors still require AC approval, but are exempted from review fees and the refundable deposit requirement.

The first extension of the time allowance for project completion is free. Subsequent extensions may require progressively increased fees to encourage property owners to finish projects in a timely fashion and minimize disruption to their neighbors and the community. The association is aware of the challenges that recent supply chain and labor shortages have created and will consider fee waivers; if you would like to request a fee waiver, please do so in writing **before** the expiration of your time allowance and provide the specific details and any available documentation of how your timeline was adversely affected by any factors beyond your control.

Trailer & Recreational Vehicle Parking
Pursuant to a recent vote of the members to modify our Declaration of Protective Covenants, the maximum allowable time for parking of trailers, recreational vehicles, and boats in the community has been extended from 24 hours to 72 hours, with a maximum of 5 days in any 30 consecutive day period. Please be sure to adhere to these new limits.

Standby Electric Generators
Pursuant to a recent vote of the members to modify our Declaration of Protective Covenants, standby electric generators are now permitted in The Fairways, subject to Architectural Committee approval. The updated Architectural Rules were approved at the last Board of Directors meeting and can be found on our website at https://www.fairwaysatfieldcreek.com/architectural-documents.

Committee Involvement
If you would like to volunteer to serve on any of the committees within The Fairways, please let our Community Manager know. Current committees include the Architectural Committee, Gate & Landscaping Committee, Website Committee, and Social Committee. Committee involvement is a great way to meet your neighbors and give back to your community.

CC&R Enforcement
As part of our renewed management contract with Kenyon & Associates, the frequency of drive-throughs for enforcement of the rules set forth in the Declaration of Protective Covenants (the "CC&Rs") has been increased. The Board of Directors is obligated to uniformly and fairly enforce the rules that all property owners agreed in writing to follow upon purchase of their properties. Members of the association have the ability to modify our rules as needed, as was recently done regarding trailer/RV parking and standby electric generators, so if you feel that something needs to be changed, we're happy to help guide you through the process of making a change.

Things that our Community Manager will be specifically looking for on upcoming visits include:

- Fallen pine needles/cones, which are a fire hazard
- Trailer, RV, and boat parking exceeding the new time limits

- Exterior home or landscape projects started without Architectural Committee approval, if required
- Dead trees and shrubs
- Overgrown trees/shrubs protruding into the roadway at traffic height
- Weeds, particularly on vacant lots, which are a fire hazard and/or may blow into drainage ditches or the property of other residents

Also, please remember that many of the easements within our community, including the pedestrian/equestrian easement, and utility easements, are part of individual properties, and in many cases, it is the responsibility of the homeowner to maintain these easements. If your property includes these easements, please ensure that they are maintained in a clean and attractive manner.

Thank you in advance for taking care of these issues!

Vendors & Speeding

Most of the speeders whose photos are captured by our speed enforcement camera system are visitors or vendors. In just the last few days, we have seen vendors driving at speeds up to 48 mph. The speeding vendors are mostly delivery drivers in private vehicles who drive by the multiple flashing warnings without even attempting to slow down. Please consider the danger that these types of vendors pose to our community when you make the decision to have your restaurant meal or groceries delivered instead of picking them up yourself.

KENYON & ASSOCIATES
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FIRST-CLASS

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