



At Fieldcreek Ranch Homeowners Association

www.fairwaysatfieldcreek.com

Fall Board Letter to the Fairways Homeowners

Dear Fellow Homeowners:

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



One Time "Dues Payment Holiday" for January 2018



We are pleased to advise you that all homeowners will be given a one time "Dues Payment Holiday" for January 2018. This means you will not have to pay your first Quarter assessment in the amount of \$325, normally due on January 1, 2018.

This unanimous board decision, made at our July 12 Board Business Meeting, can be credited to the diligent and detailed evaluation of the Fairways financial condition, including its reserves and operational funds, completed by treasurer Laura Miceli and her financial advisors, homeowners Jim Manly and Jim Pinger. Their review (presented to the board) confirmed that the Fairways operating funds and reserves are well above full funding to maintain our services and common areas including the 15 foot drainage easements and our streets.

All homeowners will, of course, still have to pay their quarterly assessments for the last three quarters of 2018.

The Board may consider similar first Quarter "Dues Payment Holidays" in the fall of subsequent years, on a year-to-year basis, after updated review of the Fairways financial condition and reserves studies for each year after 2018.

Both treasurer Laura Miceli and advisor/homeowner Jim Pinger will hopefully be candidates for the two open director positions, to be decided at the annual meeting in October.

Annual October Membership Meeting and Meet and Greet Reception (with Finger Foods and Beverages) at Wolf Run Golf Course

Before our annual membership meeting on Wednesday October 18, 2017, we invite all homeowners to attend a meet and greet at the Wolf Run Golf Clubhouse. Appetizers and refreshments will be provided to the Fairways “at cost” by Wolf Run management, as a courtesy service to our homeowners.

*This homeowner meet and greet is the brainchild of our new Fairways Social Committee, composed of Lori Stanko, Jean Held, Jennifer Markwell, Tina Montella and Board member liaisons, Gretchen Swope and Laura Miceli. These volunteers are busily planning ways to make the meet and greet both enjoyable and an easy way to meet your neighbors. Feel free to talk to any of them if you have ideas to make this event one all of us will remember, and want to repeat. **Please visit this link to RSVP no later than Sunday, October 1st:***

<https://survey.zohopublic.com/zs/AUCuy7>

These good ladies have also prepared a “two-minute” survey to find out from each of you what activities and homeowner get-togethers you would like to see in the future. Please visit this link and provide your input.

<https://survey.zohopublic.com/zs/ETB5xj>

Christmas Lights and the Resort Feel of the Fairways Entrance Lighting

Thanks to the hard, never-ending work of another set of Fairway volunteers, Jeff Houston, Mike Vonada (both prior president of the Fairways) and Connie Duncan (our artistic force), the Fairways has gotten a “resort feel.” You can now actually see the Fairways lettering at night. We think it’s beautiful. _ new paint round, including sustainable, colorful flowers and plants which will change seasonally, and new flood lighting of the Fairways logo and brickwork, giving our entrance more of new look year- Jeff, Mike and Connie are in the process of completing another lighting project, including underground conduit, and all weather electrical connections. This Christmas, the Fairways Entrance will be decorated with permanent seasonal lighting in the trees at the entrance, as well as Christmas wreaths on the Fairway gates as you enter our community. We hope you will enjoy them. Please take a moment to thank these dedicated homeowners, who work year-round behind the scenes for all of us.



Fall Clean-up Thursday October 12th through Monday October 16, 2017

The Fairways at Fieldcreek Ranch will be having its annual Fall Clean-up beginning Thursday October 12th through Monday October 16th. Two twenty-yard dumpsters will be provided for disposal of non-hazardous material.

Street Cleaning Last May, and In the Future

In May, street sweepers did a good job of cleaning up the loose gravel, dirt and debris from our streets after a long difficult winter. Unfortunately, they left a spray of small gravel and dirt at the entrance of some of the homeowner driveways. The Fairways officers and Kenyon took corrective action by having Green Things individually sweep the entrance of every driveway in the community within a couple of days afterward.

To avoid this inconvenience in the future, the Board has directed that Kenyon hire Green Things to immediately follow behind the sweeper and hand sweep away any spray of gravel, debris or dirt left in driveway entrances.

In future street sweeping, please remember to make sure that all vehicles are parked off of the street, and the limbs of trees overlooking the street are trimmed back, so that the sweepers are able to reach all areas of the street, particularly in the curb lanes, and so that vehicles are not damaged by loose debris.

Cleaning of the Fairways 15 Foot Drainage Easements near Completion

The Fairways had an unforeseen expense to clean overgrown vegetation and debris out of the 15-foot drainage easements (part of our common area), located on Fairways drainage maps, both in the upper and lower portions of the Fairways community. After competitive bidding, Green Things was selected to clean out the upper portions of drainage easements, which apparently had not been cleaned in many years. The work has been complete very nicely.



Recently TMWA notified Kenyon that the 15-foot drainage easements on the east side of the lower portion of the Fairways community needed cleaning and removal of overgrown vegetation/debris in order to allow TMWA to install drainage piping for its servicing of the well house and catch basin near the Fairways Entrance. Again, from the amount of debris and overgrowth, these easements have not been cleaned in many years. Most likely, prior Boards were not aware of these drainage easements. This additional work has been undertaken by Green things and should be completed within the next few weeks.

While unexpected, the easements clearly needed thorough cleaning as Green Things is doing at expense to the Fairways of approximately \$8500. Fortunately, the Fairways had ample funds to cover this expense. In future years, we are including a small, but reasonable amount, for annual cleaning of these easements, so that such a large expense is never again incurred all at once.



Weed and Fire Alert Continues!



Please remember that the wet winter has profoundly increased the number of weeds and combustibles on the undeveloped portions of the Fairways lots, including the back sections of several inhabited Fairways lots on the east side of Silver Wolf Drive below Springer Court. It is each lot owner's responsibility to remove and clear the weeds from their undeveloped lots or undeveloped portions of a lot, consistent with the fire protection policy in effect at the Fairways. (We have again attached the comments of former Fire Chief Mike Vonada for your consideration).

We all owe this duty to our fellow neighbors, so that we do not put their homes, and ours, at fire risk. Please comply immediately.

Our Thank You to Bob and Sierra of Kenyon & Associates

Our community has been blessed with a wonderful new set of community managers who go out of their way to meet the needs of the Board and the Fairways homeowners. They promptly respond, as friends do, with a smile and a genuine interest in all of us. Please take the time to let Bob and Sierra know you appreciate them and their work on our behalf. It takes a lot of time and effort to run an association like ours, and we could not do it without them.

We also thank each of you for your help in keeping The Fairways at Fieldcreek Ranch a safe and beautiful place in which to live.

Kind Regards,

Jack Angaran, Tom Duncan

Laura Miceli, Gretchen Swope, Bob Devin

Members of the Fairways Board

FIRE HAZARD AND WEED REMOVAL NOTES

from Mike Vonada, retired Fire Chief and neighbor.

With the hot summer weather arriving rapidly, we would like to remind homeowners the importance of weed removal. With the record setting wet winter, we have experienced, all that moisture has created a rapid growth of weeds and grasses that normally do not occur in our community at this rate. Weeds and grasses create a particularly dangerous condition for fires in our community as they are lower to the ground and aid in fires moving rapidly, as they are extremely combustible. Add the high winds that we experience on the eastern side of the Sierras, along with the dead sagebrush from years of drought and we have a condition that is very conducive to the rapid spread of fire.

There have been several examples of how quickly fires can spread and their tragic results in and around our community over the last few years. Those of us living here last fall received the phone call from the Fire Department advising us to immediately evacuate our homes because of a fast-moving fire near our community. We do not want that to happen as a result of a fire occurring in our community.

The Fairways Weed Abatement Policy was taken from recommendations of the policy on "Fire Adaptive Communities" developed by the University of Nevada, in cooperation with Nevada Fire Agencies. In following those guidelines set out in our Weed Abatement Policy it assures our community can be spared from a devastating fire, not only from within our community, but one that could spread to our community. We have attached or provided a link to the policy for your convenience.

http://media.wix.com/ugd/f25649_0bae2f71cf924042897a47cfbb44354a.pdf

We ask you to take immediate action to remove all weeds, grasses and dead brush from your yards and lots to eliminate the threat of a tragic fire occurring in our community. Please review our Weed Abatement Policy on the Fairways website, so that you have the requirements necessary to keep all of us safe in our community.

If you have any questions, please contact Kenyon and Associates at 775-674-8000. I am also available to meet with you to discuss what needs to be done around your home.

Mike Vonada

Mike was a Fire Chief in three different cities, two in northern California and retired from the City of Riverside in southern California. (See below)

Mike's appreciation for how fast fire spreads came in his first year in Riverside, 1993. That was the year of the fire storms, with 13 major fires burning at the same time in southern California and loss of over a thousand homes.

He notes an example of how bad they were:

Through our mutual aid system, the first Order for help was for 100 fire engines to respond immediately to southern California. And by the end of the first day that request increased to hundreds more fire engines. It was the biggest movement of fire engines on record in California

Coming from the north where we had forests to southern California that had the same type of grasses and sagebrush we have here, gave me an appreciation how combustible these types of fuels are, especially driven by high winds.

If the wind is blowing there is really nothing that can be done by any Fire Department to stop the fire until the wind dies down. Most people don't realize that fact.

The only way to stop a fire from spreading is to remove weeds, brush, etc. before the fire starts. Then there is nothing for the fire to burn. Mike

Fairways Meet and Greet RSVP (Please respond by October 1st)

Name

Phone number

Will you be attending the Meet and Greet before the annual meeting on Wednesday, October 18th, at 5:30pm at the Wolf Run Golf Club?

Yes

No

If yes, how many adults will be attending?

If yes, how many children will be attending?

Fairways Social Committee Survey

What type of annual social committee function would you like to attend? (Choose all that apply)

- BBQ Dinner at Wolf Run Golf Club
- Christmas Party
- Block Party
- Bocce Ball Party at Bundox Bocce
- Aces Baseball Game
- Reno Philharmonic Night
- Night at the Museum
- Other (Please Specify)

Would you be interested in forming/participating in any of the following small community activities?
(Choose all that apply)

- Book Club
- Bunco Club
- Hiking Club
- Walking Club
- Running Club
- Cycling Club
- Quilting Club
- Genealogy Research Club
- Children's play group
- Knitting/crocheting Club
- Babysitting co-op
- Cooking classes
- Other (Please Specify)

If you have an interest in any of the above activities, please list your name and contact information to aid us in organizing the clubs and/or activities.

Do you have any suggestions as to how the social committee can assist in developing community camaraderie?

SUBMIT

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