

The Fairways of Herons Glenn

August 26, 2024

Greetings Fairways Residents

Our street has had a very interesting Summer to say the least! On positive side we have had very adequate rains this summer, everything is green and the ponds are full. On the more challenging side, you are aware from the Google site and Denise Fells correspondence that Century Link has decided to exercise their rights to install fiber optic infrastructure in their ROA easement. The Master HOA has no records or maps of the community infrastructure so the destruction/construction of this project commenced on an "oh well, good luck" basis. Century Link contracted with IVY to install this infrastructure and they have hit everything but Oil & Gold as they install this infrastructure. Ivy claims that they will restore their impact to its original condition when the project is complete. I want to send out a huge Thank You to Denise Fell for all her efforts to communicate and assist our homeowners with updates, direction, and the contacts for IVY. The Master HOA has determined that they will not intervene with the construction activity because Century Link is a public utility and they have the right to their ROA access. SO each homeowner has been left to handle this impact to their property on an individual basis. We will continue to monitor this impact to our street.

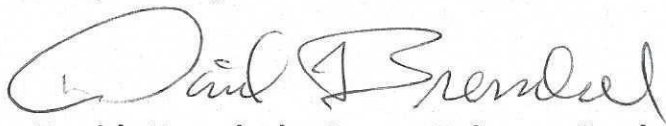
Our contracted Services: Shortly after the new year we received notice that Orkin Pest Control was sold to TruGreen. TruGreen will continue the same services that were defined in our previous contract with Orkin. Klopach Landscaping will continue to service the plant bed weeding and tree/shrub trimming. We were able to negotiate with each of the contractors to provide their services at the same price through 9/30/2025. No increase in our quarterly assessments.

Included with this letter is a copy of the 2023-2024 operating budget. As stated earlier, the quarterly assessment for services remains at \$370. A huge Thank You to Tom for his untiring work with our record and budgeting work.

The first quarter FHOA Board of Directors meeting is scheduled for October 28, 2024 in the HOA conference room. All are welcome and encouraged to attend.

The Fairways Board of Directors wish to thank all of you for your contributions to the community and your support to the efforts of the Board. I personally want to thank all of the board members for their efforts in meeting the challenges presented this year and look forward to a positive upcoming year. This Century Link installation will pass and we will up to any other challenge that comes our way!!

Respectfully submitted,

A handwritten signature in black ink that reads "David Brendsel". The signature is written in a cursive style with a large, looping initial "D".

David Brendsel, Steve Spitzer, Denise Fell, Tom Brauncheidel, Rosemary Donoghue

FHOA 2024-2025 Budget (draft)

Operating Budget	Annually Per Unit	Monthly	Annually	Previous Yr	Increase	Increase %
Accounting Fee		\$ 580.00	\$ 6,960.00	\$ 6,756.00	\$ 204.00	3%
Bank Charges		\$ -	\$ -	\$ -	\$ -	#DIV/0!
Insurance, Liability, Bond		\$ 100.00	\$ 1,200.00	\$ 1,200.00	\$ -	0%
Legal Fees		\$ 58.33	\$ 700.00	\$ 700.00	\$ -	0%
Licenses and Taxes		\$ 200.00	\$ 2,400.00	\$ 2,100.00	\$ 300.00	14%
Professional Fees		\$ 37.50	\$ 450.00	\$ 450.00	\$ -	0%
Communications & Supplies		\$ 16.67	\$ 200.00	\$ 200.00	\$ -	0%
Operating Contingency		\$ 41.67	\$ 500.00	\$ 500.00	\$ -	0%
Carryover from Previous Year		\$ (391.67)	\$ (4,700.00)	\$ (4,355.00)	\$ (345.00)	8%
Bad Debts		\$ 191.67	\$ 2,300.00	\$ 2,300.00	\$ -	0%
Total	\$ 133.47	\$ 834.17	\$ 10,010.00	\$ 9,851.00	\$ 159.00	2%

Maintenance 75 Homes	Annually Per Unit	Monthly	Annually	Previous Yr	Increase	Increase%
Landscape Service	\$ 525.20	\$ 3,282.50	\$ 39,390.00	\$ 40,000.00	\$ (610.00)	-2%
Mulching	\$ 221.33	\$ 1,383.33	\$ 16,600.00	\$ 16,100.00	\$ 500.00	3%
Pesticide/Fertilize/Weed Control	\$ 333.33	\$ 2,083.33	\$ 25,000.00	\$ 25,050.00	\$ (50.00)	0%
Total	\$ 1,079.87	\$ 6,749.17	\$ 80,990.00	\$ 81,150.00	\$ (160.00)	0%

Reserves Contributions (75 Homes)	Annually Per Unit	Monthly	Annually	Previous Yr	Increase	Increase%
Roof Cleaning Contribution	\$ 66.67	\$ 416.67	\$ 5,000.00	\$ 5,000.00	\$ -	0%
Painting Contribution	\$ 152.00	\$ 950.00	\$ 11,400.00	\$ 11,400.00	\$ -	0%
Soffit Cleaning	\$ 48.00	\$ 300.00	\$ 3,600.00	\$ 3,600.00	\$ -	0%
Total Reserves Contribution	\$ 266.67	\$ 1,666.67	\$ 20,000.00	\$ 20,000.00	\$ -	0%

Communications & Supplies	Annually
Annual Meeting (Notice, Ballots, Resumes, Stamps)	\$ 90.00
Copies of Covenants, etc	\$ -
Copies of New Budget	\$ 30.00
Copies of Annual Financial Report	\$ 30.00
Directors Supplies	\$ 50.00
Total Communications & Supplies	\$ 200.00

Projected Fees for 2023-2024	Annually Per Unit	Quarterly Per Unit	Previous Yr	Increase	Increase%
	\$ 1,480.00		\$ 1,480.00	\$ -	0%
	\$ 370.00		\$ 370.00	\$ -	0%