

The Fairways Gazette

July/August/September 2026

Annual Meeting



Thanks to all who attended the Annual HOA Meeting on May 7th. 30 households were represented. The Board really appreciates your attendance and interest in our community.

At the Annual Meeting, Sue Peters, Martha Miles, and Mary Goodby were elected for 2-year terms. Sue will serve as President, Martha will serve as Secretary, and Mary Goodby will serve as Director-at-Large. Colleen Koci and Debbie Downey will complete their terms in May 2027.

At the Annual Meeting, the homeowners voted to discontinue the community garage sale that is held every two years. The Policy Guide has been updated to reflect this.

If you would like a copy of the 2026 Annual Meeting minutes or the Policy Guide, please go to riversidemanagement.com > ASSOCIATIONS > Homeowner Associations > Fairway Townhomes or contact Martha Miles.

Board Meetings

Board meetings are scheduled the 4th Friday of each month at 1:30 p.m., subject to change when holidays or conflicts occur. Homeowners are welcome to attend the meetings. If you would like to attend a Board meeting, please contact Sue Peters, Board President, at least 24 hours prior to the Board meeting.

Fairway Board Members

President: Sue Peters	909-618-6368
Secretary: Martha Miles	208-895-0908
Treasurer: Colleen Koci	208-860-9645
Director: Debbie Downey	619-894-0021
Director: Mary Goodby	208-870-0861

Finance

In accordance with our Corporate By-Laws, an annual review of our books has been completed for 2025 by an outside accounting firm. Our Corporate and HOA tax returns for 2025 have been prepared and filed for both Federal and State.

Questions: Colleen Koci, Treasurer

4th of July Breakfast

Our annual 4th of July breakfast will be held on Saturday, July 4th, at 9:30 a.m. in the Patio area. Please bring your favorite potluck dish.



ACC/Landscaping

Just a friendly reminder that any changes to the outside of the front of your residence need to be approved by the ACC. If you are making any structural changes to the front or back of your house, this also needs approval. Please submit an ACC form prior to the start of the project. This includes, but is not limited to: new windows, new garage door, storm door, solar tubes, and type and name of plants wanted for landscaping.

Flowers in your front yard that will have a mature height of under 24 inches do not need ACC approval.

Please review Section B2, Maintenance and Landscaping Responsibilities, of the Policy Guide. This section will answer many of their questions regarding what is acceptable.

If you would like a copy of the Policy Guide, please or go to riversidemanagement.com > ASSOCIATIONS > Homeowner Associations > Fairway Townhomes > Policy Guide or contact Martha Miles.

Members of the ACC are: Mike Munkres (chair), Gail Gabbard, Mike Chrisman, and Tammy Heath. Thank you so much to the members of the ACC for their hard work and dedication.

Flourish Lawn & Yard Services has started the mowing, and has turned on the sprinklers. Please do not change the settings or fix your sprinklers. Contact Sue Peters if there is an issue with your sprinklers.

Per the Policy Guide, the Association, through the landscaping contractor, is responsible for the operation, repair and maintenance of the irrigation system, with the exception of any modifications made by or at the request of a homeowner. This includes all components of the system (drip lines, sprinkler lines, sprinkler heads, valves, etc.). If a homeowner does make modifications, they assume the responsibility for maintaining such modification(s) and paying any associated costs.

An approved Architectural Control Form is required prior to making any modifications. It is essential that the Association landscape contractor make any changes in order to maintain the integrity and efficiency of the overall system. The homeowner must receive approval of the ACC and the Board prior to any work being performed. The Board will arrange for the Association landscape contractor to perform the work. If a homeowner makes (or has an outside contractor make) any modifications without the express approval of the ACC and Board of Directors, they are assuming the responsibility for those modifications from that point forward and the homeowner will assume responsibility for the costs.

Sue Peters will continue meeting with Frank McSherry, from Flourish Lawn & Yard Services, to discuss any issues, problems, or anything that needs attention. If you have anything you would like Sue to address, please let her know.

Glass Recycle Bin



If you would like to recycle your glass bottles and jars, a **blue** glass recycle bin is available at 3328 W. Moon Lake Ln. Please be aware of the following:

- Place only cleaned, washed out glass in the bin.
- Place jar lids and bottle tops into your regular red recycle bin.

This bin will be out all day on Thursdays for you to deposit all your unwanted and recyclable glass.

Thank you, Bob Richmond and Sue Peters

New Neighbors



Welcome to our new neighbors:

- Deb Sanders- 2745 N. Englewood Way
- Richard & Betty Carter - 2720 N. Englewood Way

Little Free Library

The books in the Little Free Library have been replaced with new books.

Mowing/Dogs

Mowing happens every Wednesday. Please clean up dog droppings prior to Wednesday. On Wednesday, please keep your dog inside when the mowers are here. If your dog is outside, mowing will not be done.



When you walk your dog, please take any dog droppings and dispose of them at home and keep your dog on a leash. Do not dispose of droppings in the trash can at the Patio.

Volunteers

A big thanks to all our volunteers who do so much during the year to keep our community running smoothly. We couldn't do it without you!!

"Those who bring sunshine to the lives of others cannot keep it from themselves." ~ J.M. Barrie



- **Alive After 55 – Please check the Reader Board at the front entrance**
Bring your favorite dish to share with your neighbors.
- **Happy Hour!! – Mondays at 4:30 p.m. at the Patio (weather permitting)**
Come join your neighbors for some conversation and friendship. Everyone is welcome! You don't need to bring anything, just come enjoy. Each week there will be \$1 fifty/fifty raffle. One lucky winner gets half the pot. The other half is used to buy a snack for the group for the following week. See you there! Please, no politics or HOA business.
- **Prayer Meeting – Last Tuesday of the month at 10:00 a.m. at Iris Dawson's**
For those who are interested. All denominations are welcome.
Questions: Call Iris at 208-336-6478.
- **Bingo with Ten Mile Greens - 3rd Friday of each month at 6:30 at the Clubhouse**

If you have any ideas for social events, please contact Becky Nath or Cindy Craig.

If you want to reserve the patio, please contact Martha Miles.

