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# Fairways of Woodlake

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## HOMEOWNER'S ASSOCIATION

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AUGUST 1, 2023

Greetings Fairways of Woodlake Residents & Homeowners,

We, the HOA Board of Directors, are so grateful for the wonderful residents who are preserving and improving home values. We have experienced some difficult enforcement challenges this past year in transition, but will continue to enforce our covenants/bylaws - fully and fairly - across the entire community. In so, we have also been very transparent with all our communication to residents with flyers, letters, statements, and notices since June 2022. Please be advised that there is current and valuable information, documents, plus payment links that can be accessed 24/7 on our FOW website: [www.fairwaysofwoodlake.com](http://www.fairwaysofwoodlake.com).

In case you are unaware, our community has been exposed to several crime incidents these past couple of months, including 2 vehicles stolen from driveways during the overnight hours of 1am-6am. Residents in attendance at our January 2023 annual HOA meeting voted in favor of auto windshield decals, for the purpose of safety and security, that will help the security guards distinguish and monitor those who are entering the community. We assigned 1-2 numbered decals per address which are enclosed. If you need more than 2 decals, please request the amount needed through our email. Please help us save on cost with any extra decals received, in which can be returned to the guard shack drop box, so they may be reassigned to another resident in need of them. These decals will be valid in our community until December 31, 2024.

To clarify, our code compliance enforcement process begins with a written courtesy notice - (with a time to cure before a fine) - that is then photo documented and posted or mailed out. Our security guards will also be issuing these notices and fines. Any enforcement of delinquent accounts will receive a statement of account letter - (a monthly reminder of an open balance) - that is mailed out to the homeowner. Usually, these processes are sufficient enough to communicate with residents, with the option to resolve the matter, in a fair but responsible way. Everyone must understand that when you choose to ignore our communication or threaten legal action against the HOA, then we will have no choice but to communicate only with the presence or directly through our HOA attorney. Please read our covenants/bylaws in regard to liens, attorney's fees, or enforcement expenses in which a homeowner becomes responsible for, etc.

This is a great time for home improvement projects and in so, we must remind you that all exterior property improvements - viewable from the street - including any structures or additions to any part of your home, must be approved by the Architectural Control Committee (ACC). The FOW HOA Board and ACC meet once a month to review all applications and ensure that the community remains aesthetically cohesive. All our home values effect every ACC application approval, so please understand that it is important to receive a approval letter before the start of any project to avoid the expense to cure fine or legal action due to our covenants/bylaws violation ((Ref. Article(s) 4.5; 4.19-4.22)). Part of the responsibility of being a homeowner in this community is maintaining the general standards ((Ref. Article(s) 4.5; 4.17-18)) of your front yards and landscaping, which includes the removal of dead plants and weeds to start. The sidewalk in front of your home - within your lot line - and your driveway is your responsibility to maintain and repair. Let's keep this community safe and repair issues that may be a hazard, as you don't want to be responsible for any accident that can occur over homeowner's negligence.

In keeping peace and harmony throughout, please be considerate of your neighbors - including their guests by always choosing your driveway as first option parking. Per our covenants/bylaws (Ref. Article 4.1), no trade or business of any kind is permitted on a lot inside these gates, so there should not be any type of personal business company vehicles parked in any guest designated parking areas. On-street parking at any time of day is also a huge concern, causing issues with trash pickup and in narrow areas, an obstacle for emergency vehicles to assist those in need. Many residents are complaining of barking dogs at all hours of the day, pets roaming without leashes, confined enclosures, covenant/bylaw violation (Ref. Article 4.11) of more than 3 pets per household, and lack of owner responsibility for cleaning up after your pet(s). Do not be a nuisance (Ref. Article 4.17) to this community or you will be fined and all our fines are continuous until cured - this includes the responsibility of removing trash and recycle containers from the curb or street within 12 hours of pickup and overnight on-street parking which is clearly not allowed (Ref. Article 4.13) as this becomes a obstacle for emergency vehicles since Congressional Blvd is a designated fire lane for our community.

We invite all residents to openly express concern for a few minutes during Open Forum at the start of our monthly HOA board meetings via Zoom. Our HOA Board meeting schedule is available to view on the FOW HOA website calendar. Everyone deserves respect, so we ask that everyone attending is respectful of each other and all board members, while expressing concerns. Please understand that the HOA Board of Directors, Officers, and ACC are all elected homeowners, who volunteer their free time every month in communicating with residents and giving their very best efforts for this community. We look forward to seeing you at our future events or meetings and wish you all a wonderful month of August - let's not forget our HOA dues for 2023 - which are considerate late if paid after July 31, 2023.