
Fairways of Woodlake

HOMEOWNER'S ASSOCIATION

NOVEMBER 9, 2022

Greetings Fairways of Woodlake Residents & Homeowners,

The holidays are upon us and the HOA Board Of Directors & Officers would like to wish all the residents of this community a BLESSED and HAPPY Thanksgiving. We hope that all residents will join us in showing spirit right after the Thanksgiving holiday by entering our Holiday Home Decorating Contest starting on November 25th through December 18th. Let's light up our community! The BEST DECORATED HOME will win a gift card and be announced on December 19th – all other home entries will be eligible to win a gift card through a raffle that will also be announced on that day. Don't forget to please remove all outdoor décor within 2 weeks after the holidays to avoid a violation letter or fine. Fines are in full effect and the FOW HOA Violation Fine Schedule is now available to reference online under the Documents tab.

All residents were notified (in several different ways) prior to November 1st with notice of a gate access code change. Since then, we have only removed/updated the direct-open access codes (4 digits). Any current direct-dial codes (aka codes that call your phone lines) and all gate remotes, are unaffected by this change. For the security of our community, we will no longer be using such direct-open codes and anyone caught using these codes will be in HOA violation as they are not for resident or guest use. We review security camera footage and all the key pad logs of both gate entrances frequently, so the decision to change the codes were necessary, as traffic into and out of our community was out of control. For everyone's peace, safety, and security - please do not let random vehicles into our community or open the gate for anyone that is not your guest. Many of these people are solicitors or up to no good. We have had complaints of random people dialing resident codes to ask them to open the gate for them – if this happens to you - do not. In reviewing security camera footage, we have also witnessed our own residents treat our security guard, who is a current county Sheriff, with such disrespect and it's all recorded/saved. Please understand that he is doing his job of protecting this community when he stops any vehicle or asks questions. It's all for a reason and no resident should be offended by his actions of such, as we see that some of your behavior toward him is childish and embarrassing. All activity at both gate areas are recorded 24/7 and that security footage will be saved and used against you for legal purposes, if needed.

I also would like to note that all residents with open balances will be receiving a recurring Statement of Account every month until it is closed out (zero balance). It serves as a reminder and want to clarify that no one in this community is being singled out as every one has a chance to resolve any account balance by communicating with us in any type of way to get on a payment plan, pay online, etc. Outstanding balances are currently being turned over to our HOA attorney if we have not heard from you by now and you may want to take the time to read our covenants/bylaws as to how our community members will be held accountable for all attorney's fees, court costs, and any type of enforcement charges – this should all be taken very seriously. We will not tolerate threats from anyone toward the HOA board or our residents and if you have a issue with the covenants/bylaws of this community, you may want to educate yourself on them first before contacting us or anyone residing here in any form.

Another important reminder is to not make any changes of your exterior without getting approval through ACC first and avoiding a violation fine(s) + expenses to cure. I am very appreciative of all our residents that are being responsible with their properties and volunteering to keep the community clean – your efforts are definitely noticed and preserving our home values is always important to all of us. The annual FOW HOA meeting will be on January 10, 2023 – time/location to be determined/announced later. We hope to see everyone there to discuss any concerns and future plans. Be safe, healthy, and happy!

Kind regards,



Board of Directors | President,
Fairways of Woodlake HOA