

FAIRWAY VILLAS NEWS

FAIRWAY VILLAS
P.O.A.

SUMMER 2021

SUMMER UPDATE



Since January we have completed seven projects here at Fairway Villas.

Painting, Trees, Paving, Sidewalks repair, Streetlight repairs, pressure washing of corrals and pressure washing of sidewalks.

We also had a roof inspection of all units to make sure vents were not covered.

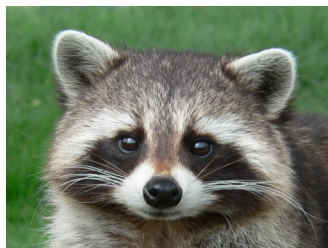


NEW OWNERS

Valentin & Lyudmila Pleshkanov
5290 Linksman

Lyubov Morgan
5400 Linksman

DO NOT FEED WILDLIFE



I know that these animals are cute but it is against the law to feed wild animals. A few owners are feeding them. This cost the Association money because the raccoons are getting into the trash areas and making a mess. Every time we have to call the trapper to trap and relocate it costs the Association approximately \$400. Each time I have to contact someone to clean up the trash mess it also costs the Association money. Everyone is paying for a couple who continue to feed the wild animals.

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Special points of interest:

- All of the info in this newsletter is very Important for all Owners and Tenants.



We think that there needs to be a reminder of the Rules and Regulations. If you don't have a copy you can pick up one at the office or we can email one to you.

Toys, bicycles and grills must be put away after use.



All Vehicles parked on property must have a parking permit. The Association does have the right to tow a vehicle if it is not legally parked.



GUTTERS

Some of the units have piles of leaves and weeds growing in the gutters. If you want your gutters cleaned call Paul Workman at (941) 226-3626.

DOCUMENT CHANGES

VOTE



Our documents have not been updated in 20 years. There have been many State Statute changes and some clarifying on wording, etc.

We need you to get your vote in to the office asap. You can scan and email to us at mgrfairwayvillas@comcast.net.



There are **NO SOLICITING SIGNS** posted on all entrances to the property. The Association does not endorse anyone who comes on the property illegally. **IF YOU SEE ANY CONTRACTORS COMING ON PROPERTY CALL THE POLICE.**

We do have contractors cards in the office that we recommend because they have done work for Association or Owners who were satisfied.

KEY TO UNIT




The Association requires that you give us a key in case there is an emergency. We have had water leak issues in the past and Mgt. has entered the unit to take care of problems.

If you change locks make sure you give the office a key.



The Association requires a copy of your homeowner policy.


If you need a wind mitigation report to give the insurance company we can provide that report.




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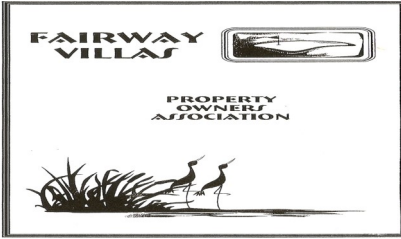


Just a reminder that any improvements to the outside of your unit must be approved by the Association.

There is a form that has to be filled out and a drawing of proposed changes has to be submitted.

This does not apply to new flowers, mulch or rocks in curbed flower beds.

Business Name



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TRASH-
BULK TRASH
YARD
WASTE



Bulk items are
picked up on Monday and Thursday.

You can't leave items out there for days. Make sure if you have large items that you call the City for a special bulk pick up.

We would like to remind Owners and Tenants that yard waste is collected only on Thursdays. Please don't put yard waste bags out before Wednesday night as they sit there and get damp and wet from the weather. Also it is not pleasant to look at the bags.

PER STATE STATUTE IT IS NOW
REQUIRED THAT THE ASSOCIATION HAVE
YOUR SIGNATURE ON FILE TO SEND
INFORMATION TO YOU VIA EMAIL. PLEASE
UPDATE INFO, SIGN AND RETURNED TO
US.

Name: _____

Signature: _____

Northern Address: _____

North City: _____ State: _____ Zip: _____

Northern

phone: _____

Local Address: _____

Local phone: _____

Email Address: _____

Thanks for keeping us up to date on your information. Please return to office by filling this out or email updates to me. Manager