

# FAIRWAY VILLAS NEWS

FAIRWAY VILLAS  
POA

APRIL 2023

## FROM THE PRESIDENT

We would like to wish everyone a great summer and look forward to seeing you in the fall.

**GREAT NEWS**—The contract for the roofing project has been signed. Unofficial start date is April 24th—All reroofs and units with a larger amount of repair do require a permit. Originally we thought that units with repairs didn't require one but City says they do if the repair is over a certain size.

Tom Ciha, President



**New**—Richard Szyszka  
5000 Linksman Place

Goodbye to the following owners who have sold their unit. Some have been here a long time. We wish them well.

Doug & Sally Dycus  
Bob & Esther Waterman  
Brenda & Marsha Gilligan  
Mary Howard



We would like to express our deepest sympathy to the Waterman Family in the passing of Bob Waterman. Also our sympathy to the Vasquez family in passing of Noel.

## SPECIAL ASSESSMENT

Thank you to those owners who have already paid their assessment. They are coming in and we're waiting on several more. **JUST A REMINDER!**

Due date is May 19th for the special assessment that will pay for the lan hurricane damages.

## VACATION

The office will be closed for vacation April 28th till May 7th/

### Inside this issue:

Backflows 2

Alliance Update 2

Project Update  
Suggestion Box 2

Parking 3

No soliciting  
Speed limit 3

Board of Directors 4

Email  
Authorization 5

- Sympathy for Waterman Family & Vasquez family
- Welcome to new owners
- Goodbye to previous owners

## BACKFLOW



Per the City's requirements all units must have their backflow tested. The City no longer does this. I called and got a group rate of \$55.00. Please make out your check to: Babes Plumbing.

Bring your check to the office and we will coordinate with the plumbing company.

If you get an invoice from plumbing company disregard if you have already given office a check.

## ALLIANCE UPDATE

There is some progress on the road closures and pipe installation on Greenwood. If you see flags behind your units (here is what they mean):

Red flag—property line

Yellow flag—burums with landscape

White flag—Lake

Black silk fence—property buffer

Hope to have 100 lots ready by end of Year.

## PROJECT UPDATES



Streetlights were working for a few days but I got a report that they are out again. I called the Electrician and they will be back out. All of the globes, fixtures and poles have been ordered for those that were downed during storm. When we receive we will schedule for electrician to come and install.

Signs—most of the signs have been installed. Waiting on a few that were missed.

Sod—Sod has been ordered and will be installed where the large trees came down during storm. Hopefully it will be done next week.

Pump Houses— We wont be ordering these until we get started on the roofs.



If you have any ideas or suggestions for the newsletter please contact the office.

## SOCIAL EVENTS

Illumination night was wonderful. We would like to thank **Bill Arnold & Mike Mundt** for all their hard work. Thanks to Lisa Loreti.

Lisa did a social event survey for each owner to fill out and return. We are trying to schedule other events.



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.



**REMINDER—speed limit in Fairway Villas is 15 MPH. There are people walking and children playing.**



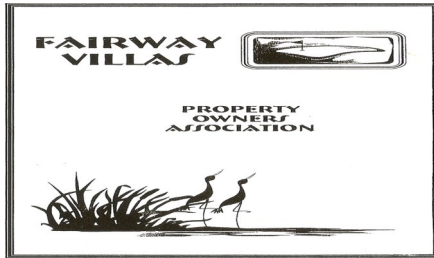
## OWNERS MUST PARK IN THEIR DESIGNATED PARKING SPACE GUESTS SPOTS ARE FOR GUESTS & SECOND VEHICLES.

According to the Certificate of Amendment, Article IV, Section 4 (b), dated August 15, 2011 each owner has one parking space for their primary car. Any owner who has a second car can use a guest spot. Please consider this when leaving for any amount of time. Using your “own” designated parking for your primary car is not only polite, it allows your guest a place to park when they come to visit, and is part of the Rules of Fairway Villas. **MAXIMUM TWO VEHICLES ON PROPERTY.**

**No Trucks with lettering allowed.**

Each vehicle that is parked on the property is supposed to have a parking sticker. Green is for Owners, Red is for Renters and a hanging placard for overnight guests. These parking stickers can be obtained at the office. We do have the right to tow. **NO MOTORCYCLES, BOATS, TRAILERS, RV OR KAYAKS ALLOWED**

**FAIRWAY VILLAS NEWS**



**5640 Mashie Circle  
North Port, FL 34287**

**Phone: 941-426-7747  
Fax: 941-564-6775**

**E-mail:  
mgrfairwayvillas@comcast.net**

**Website:  
fairwayvillasnorthport.com**



**Serving Southwest Florida**

*The Real Estate Professional  
With A Heart!*

**FREDA LIVESAY**

*Florida Licensed  
Real Estate Broker/CAM*



Call for a Free  
Market Analysis



BUS: 941.564.6259  
CELL: 941.468.0850  
FAX: 941.426.4042  
FredaLivesay@Comcast.net

**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 RETURN TO US.**

**IF YOU HAVEN'T SENT IN YOUR  
AUTHORIZATION, PLEASE DO SO. THIS  
SAVES THE ASSOCIATION MONEY.**

**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**

**FAIRWAY VILLAS  
PROPERTY OWNERS ASSOCIATION, INC.**

---

5640 Mashie Circle  
North Port, FL 34287

**2023 BOARD OF DIRECTORS**

<b>PRESIDENT</b>	<b>TOM CIHA</b>	<b>330-317-3059</b>	<b><u><a href="mailto:tpciha@gmail.com">tpciha@gmail.com</a></u></b>
<b>VICE PRESIDENT</b>	<b>KAREN LOEWE</b>	<b>631-921-0872</b>	<b><u><a href="mailto:rkloewe@gmail.com">rkloewe@gmail.com</a></u></b>
<b>SECRETARY</b>	<b>BEVERLY BORTZ</b>	<b>426-7212</b>	<b><u><a href="mailto:bevbortz@gmail.com">bevbortz@gmail.com</a></u></b>
<b>TREASURER</b>	<b>BILL ARNOLD</b>	<b>429-8120</b>	<b><u><a href="mailto:northporthandyman@verizon.net">northporthandyman@verizon.net</a></u></b>
<b>DIRECTOR</b>	<b>LISA LORETI</b>	<b>508-517-4600</b>	<b><u><a href="mailto:lisalex2002@yahoo.com">lisalex2002@yahoo.com</a></u></b>
<b>DIRECTOR</b>	<b>RADOVAN NIKOLIC</b>	<b>917-209-7039</b>	<b><u><a href="mailto:radovan0111@yahoo.com">radovan0111@yahoo.com</a></u></b>
<b>DIRECTOR</b>	<b>DARYL DUWE</b>	<b>573-353-9264</b>	<b><u><a href="mailto:daryduwe@gmail.com">daryduwe@gmail.com</a></u></b>

**MANAGER: NANCY HILL (After Hours - EMERGENCY ONLY) 941-626-6150**  
**[NTHENTERPRISESINC@GMAIL.COM](mailto:NTHENTERPRISESINC@GMAIL.COM)**

**COMMITTEES & CHAIRPERSONS**

<b>GROUND</b>	<b>TOM CIHA</b>
<b>ARCHITECTURAL</b>	<b>DARYL DUWE</b>
<b>FINANCIAL</b>	<b>BILL ARNOLD</b>
<b>COMMUNICATIONS</b>	<b>NANCY HILL</b>
<b>TRASH</b>	<b>ROY HEINE</b>
<b>SOCIAL</b>	<b>LISA LORETI</b>