

# Fairway Village News

April 2013

Dear Homeowner or Tenant,

Your Board of Directors would like to update you on some of the items that we've discussed and taken care of in the past year.

## **Board of Directors**

The Annual meeting of the Fairway Village Homeowners Association, Inc. was held on Tuesday, March 12, 2013. There were not enough ballots/proxies returned to hold the election.

Four members of the 2012 Board of Directors will serve another term in order to conduct the business of Fairway Village:

President: Steve Foster - Parkview Drive  
Treasurer: Jean DeFrances - Parkview Drive  
Vice President: Phyllis Glay - Toulon Drive  
Secretary: Janet Robinson - Toulon Drive,

## **2013 Budget**

The Proposed Budget for 2013 was discussed at the November 2012 board meeting and approved; the quarterly maintenance charge was raised to \$530 to cover anticipated expenses. A reserve account was established for these expenses. Campbell Property Management has sent coupons and mailing envelopes to owners for their use.



## **Pool**

As of April 15th, the pool heater has been turned off.



## **Lending Library**

A lending library is available in the clubhouse. Please contribute books (fiction or non-fiction). Please, no magazines or newspapers. The books are there for your reading pleasure.

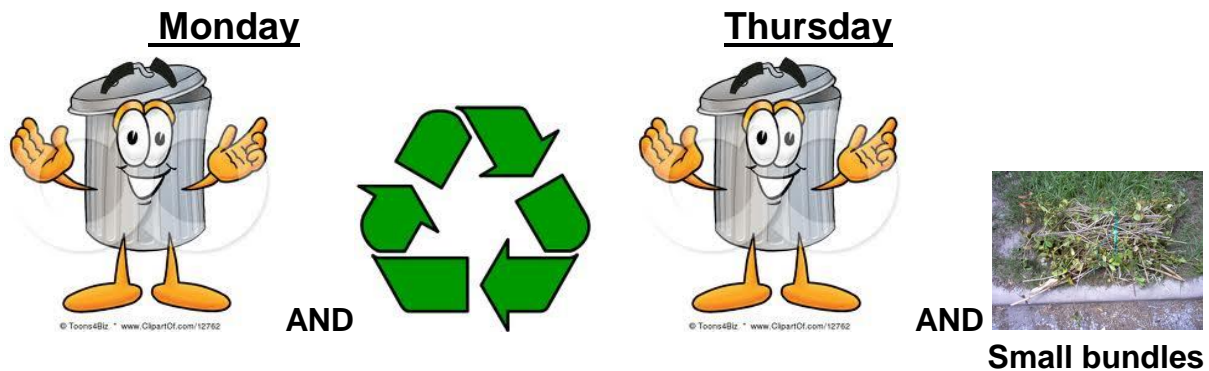


## **Notices/Reminders**

1. The irrigation system is old and is under constant maintenance. If you notice that your lawn and/or plants are stressed from lack of water, please notify our Property Manager, Brian Tight of Campbell Property Management, and hand-water your area until repairs can be made. If you notice a missing/damaged sprinkler head, notify Brian.
2. Parents are responsible for their children's actions on the property and around the pool and clubhouse.
3. Changes in and/or improvements to the outside appearance of your property must be presented to the Architectural Review Committee prior to beginning the work. Forms may be obtained from Campbell Property Management. Any additions to your landscaping are YOUR responsibility to maintain.
4. Due to an ongoing problem with *rats* around the property, please DO NOT FEED your pets outside or feed any of the wild critters we see around (squirrels, ducks, birds, etc.). This only invites the continued rat problem in and around our homes.
5. Once again, we remind you to pick up after your dogs. This is a Palm Beach County ordinance. The feces are also a health hazard to all. All dogs must be on a leash.



6. Attention Landlords: Please make your tenants aware of the Rules and Regulations of Fairway Village. Request that they abide by them and be respectful of your property and that of your neighbors.
7. Parking problems are an ongoing issue. Homeowners should keep their vehicles parked in their own driveway or garage. Guest parking spots should be available for visitors.
8. Do not park or drive vehicles on the grass. Sprinkler heads, and the grass itself, can be damaged. Over the last year we have spent over **\$600 per month** maintaining our sprinkler system. Added expenses ultimately are paid by the homeowners.
9. Do not place trash curbside before 4PM Sundays (for Monday pick up) or 4PM Wednesdays (for Thursday pick up). Please place all garbage and trash in cans. Plastic bags attract rats and squirrels. Monday is recycle day; Thursday is the day for small cuttings.



10. Any workers you employ to do trimming in your yard must remove all plant/tree trimmings. Do not leave these for the Solid Waste Authority to pick up.

11. The Palm Beach County Sheriffs Department has reported an increase in home burglaries and break-ins in this area. Secure all doors and windows of your home. Cars have been broken into and/or stolen. Do not leave valuables in your cars and make sure the cars are locked.

Emergency: Call 911

Non-Emergency: Call 561-995-2800



12. In 2012 we spent **\$530** for copies and mailings to the homeowners. In order to keep the cost of correspondence with the residents of Fairway Village to a minimum, please provide the information requested on the following page and return the form to Campbell Property Management at the address below. The information will be maintained by Campbell Property Management.

Property Manager: Brian Tight (briantight@yahoo.com)  
Campbell Property Management  
1215 East Hillsboro Boulevard  
Deerfield Beach, FL 33441  
Tel 954-427-8770 Fax 954-427-6692

\* \* \* \* \*

Please PRINT information requested and return to Campbell Property Management at the address below.

---

**FAIRWAY VILLAGE HOMEOWNERS ASSOCIATION**

**Address** \_\_\_\_\_

**Owner** \_\_\_\_\_

**Tenant** \_\_\_\_\_

**Phone** \_\_\_\_\_ **(home)**

**Phone** \_\_\_\_\_ **(cell)**

**Email address** \_\_\_\_\_

**Comments** \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Your Email address will be used only to send you information about our community.

Thank you,

Your Board of Directors

Property Manager: Brian Tight  
Campbell Property Management  
1215 East Hillsboro Boulevard  
Deerfield Beach, FL 33441