



Fairways at Lakeside Community Association Newsletter November 2015

A Word from Our President

Happy fall everyone! It is hard to believe that we are in November and preparing for the end of another year.

2015 has been a busy year for the Board. We have had a number of complaints from homeowners and would like to remind everyone that we are a neighborhood and we strive to foster a happy atmosphere while abiding by the Declarations that were given to us by the Developer of the community.

As the President of the Association I have adopted the principal of enforcing the Declarations in many cases when there is a complaint (street parking, boats, etc.). The Board and I serve in a voluntary capacity and serve because we value our community and want to maintain our home values while enjoying where we live. None of the Board or Officers volunteered to be neighborhood police. None of us wants to have to contact a neighbor because someone else has complained about an issue. However, as homeowners in a Deed Restricted Community, we all need to take responsibility to know the restrictions and honor them as best as possible. We also need to be good neighbors and respect the other homeowners and our community.

The Board has also taken positive actions in 2015. We approved several requests for home improvements and landscaping changes. We were awarded a matching grant and a second grant for landscaping improvement for the Richmond Road drainage area and front entrance.

I want to personally thank the Board for working so hard this year. We don't hear "thank yous" often, but I appreciate all the help you have given me.

Robin C. Gall
President

Treasurer's Report

As of October 31, 2015, Ismael Shalash reports the following FALCA account balances:

Checking Account:	\$ 7,804.19
Certificate of Deposit #1:	\$ 6,028.71
Certificate of Deposit #2:	<u>\$ 4,161.28</u>
Total FALCA Funds:	\$17,994.18



Tuesday, December 8, 2015

The 2015 Association Annual Meeting will be held at 7:00 pm on Tuesday, December 8, 2015 at Morning Pointe of Lexington East (150 Shoreside Drive – across Richmond Road).

During the meeting we will accept nominations and vote for 2016 Directors and Officers of the Association and we will review and vote on the proposed budget for 2016. Please see additional information in this newsletter regarding the elections and budget.

This is your community. We need everyone to attend the meeting and provide input.



Meeting
Reminder

Homeowner Association Dues

The Board is proposing a \$10 per home per year increase in the Homeowner Association Dues. Our current annual dues are \$100 per home. **There will be discussion and a vote at the Annual Meeting on 12/8.**

The Board feels this increase in dues is needed because we have exceeded our budget in several areas both of the last two years.

- ◆ Over the last two winters we have had to spend more on snow and ice removal than was budgeted: 2014 over \$25 and 2015 over \$75.
- ◆ We were awarded a matching grant from LFUCG to try and improve the appearance of the storm drainage area on Richmond Road, however this will require some additional annual maintenance and watering until the plants are able to sustain themselves.
- ◆ It is expected that by 2017 we will have to repair and paint the four board black fence that surrounds the community. In 2013, the cost for this project was \$4,210. It is expected to exceed this amount when we next undertake this project.
- ◆ We have to maintain funds to be used for legal counsel expenses when there is a dispute with a homeowner that requires a legal opinion or when an issue cannot be resolved by the Board and the homeowner. There is the potential for just such an expense in the next few months.
- ◆ Presently due to the kindness of members of the Board, the Association does not pay any printing fees for notices, newsletters or annual fee mailings. Should those current Board Members leave the Board or be unable to provide the copies, the Association would have \$400- \$500 or more in charges added to the budget.

Our homeowner fees are one of the lowest in the greater LFUC area. We have not had an increase in Association fees or a special assessment since 2006.



At the 2015 Annual Meeting we will be filling two Board Member positions.

- Robin Gall's term expires on 12/31/15 and the new Director will have a 3-year term beginning on 1/1/16.
- Ismael Shalash is resigning his position as Director as of 12/31/15 due to personal reasons. The person who is elected to fulfill his term will have a 2-year term ending on 12/31/17.

The Board manages the affairs and business of the Association. We oversee the general maintenance of the common area and we make and enforce reasonable rules and regulations/restrictions of the Association.

Most of the Board's actions are completed via email throughout the month and then a monthly Board Meeting is held once a month – generally no longer than an hour in duration.

If you have never been on the Board or if you have been on the Board in the past and would be willing to serve the community again please contact one of the Nominating Committee below and plan on attending the Annual Meeting on December 8th.

In addition to the two new Board Members we also have to elect the Officers of the Association: President, Vice President, Treasurer and Secretary.

Other than the President, the Officers do not have to be Board Members. The Board welcomes more participation from homeowners. We would love to have more people voice their opinions and assist the Board in managing the affairs of the community.

2015/2016 Nominating Committee

Robin Gall	(859)806-8843
Gary Renner	(859)264-0069
Retha Kreitzman	(859)272-1524
Jim Phillips	(859)263-4963
Marty Surbaugh	(859)543-9021

Please contact anyone on the Nominating Committee if you would like to serve on the Board or as an Officer of the Association.

Welcome to the Neighborhood!



Please welcome the following new homeowners:

Bonifacio & Carly Rodriguez – 3621 Green Park Court.

Maher Kassis & Chaza Awad – 3640 Fair Ridge Drive.



Herbie the Curbie Reminders:

Please remember the following rules regarding your and your neighbor's Herbie the Curbie:

- ➔ Your Herbie (Rosie, Lenny and any other trash containers) must be screened from view of the street except on trash collection days. Screening can be a wall of material similar to and compatible with that of the residence or can be landscaping to provide a permanent screen at all times of the year. These screening elements are to be integrated with the home, be designed so as not to attract attention and must be located in as reasonably as possible inconspicuous manner. Of course, you can also store your Herbie in your garage.
- ➔ For trash collection, your Herbie can be set out the evening before pickup and must be removed from the street by the evening of the day of pick up. If you are going to be away from home after the trash is picked up please make arrangements with a neighbor or someone else to move your Herbie from the street by the evening of the day of pick up.
- ➔ Please only use your Herbie for your garbage and pet waste. Please do not put anything in someone else's Herbie without their authorization.
- ➔ Please wash your Herbie a couple of times a year (or as needed) and remember to put all household trash inside of garbage bags. Cleaning out your Herbie will keep it from smelling and attracting vermin and insects.



- When walking at Jacobson Park or on Coy's Lane, please walk against the traffic so that you are facing oncoming traffic. This will help you to see cars and make it easier for them to see you.
- Do not let children (or adults) play or ride bicycles or scooters in the street.
- When walking dogs please keep them on a leash and under control. Do not allow them to dart in front of cars.
- Also please remember to pick up after your pets if they do their business in someone else's yard.
- Please remember that the speed limit in our neighborhood is 25 mph, but you do not have to drive that fast.



- ✨ Street tree trimming was completed by Rob Ballard, LFUCG Arborist. Please remember that homeowners are responsible for maintaining and trimming all trees. If you have a sick tree or a tree that you would like to replace, you must contact the Board for approval and may need a permit from LFUCG.
- ✨ The Association was awarded a \$1,500 matching grant from LFUCG to cleanup and beautify the storm drainage area on Richmond Road that backs up to several of the homes in our community. LFUCG is reimbursing FALCA for \$1,500 of the \$3,000 spent on this project this year. Debris was removed and stumps trimmed from the area. We planted sumac, blue rug juniper and spirea plants. These had to be watered after planted and the rest of this summer/fall and will have to be watered and maintained next year until they have taken root. Additionally we spread mulch in the area to cut down on grass and weed growth.

✨ Late fall we replaced bushes in the island on Coy's Lane and trimmed the trees in the island. We also planted hostas at the entrance to the community in an effort to start some planting that would return year after year and cut down on the annuals we plant each year.



Just a reminder, if you notice people loitering in the neighborhood or walking in backyards and you know they do not belong there, if your car or home are broken into or stuff is taken from an unlocked car, please contact the police. The police need to know if something is happening in the neighborhood so that they can do more drive-bys.

The Board was just made aware of some trouble earlier this fall. If you have something happen, please let us know and your neighbors know so that we can all be more aware and watch out for one another.

If you are going to be out of town for the holidays or just a weekend, please be sure and let your neighbors know or have someone come by your house at different times so that the lights do not always come on at the time same time. Burglars look for patterns (automatic lights) and look to see if cars have been moved.



Mailbox Maintenance

As a reminder, it is homeowner responsibility to maintain your mailbox and the post. Mailboxes must be kept in good working order with a working door and flag. Also if the mailbox is rusting or paint is chipped, it and the post can be scraped and painted. If the mailbox has to be replaced, a replacement mailbox can be purchased under \$30 from Lowes or Home Depot and with some small modifications can be attached to the post. If replacing your mailbox, please purchase a similar design to the current mailbox and one shown above; it should be of standard size.



Don't forget to lock your doors, your car and do not leave your garage door open unattended.

Contact information for Officers and Board Members: Please always feel free to contact a Board Member or Officer when you have a question or concern. The Board and Officers will do their best to resolve any issues or answer questions that are brought directly to their attention. It is hard to know how to handle situations that we hear about indirectly. Please remember that your Board Members and Officers are volunteers who give freely of their time to help keep our neighborhood a wonderful place to live. We need your input and your support.

Director/President:	Robin C. Gall	806-8843
Director/Vice President:	Gary Renner	264-0069
Director/Treasurer:	Ismael Shalash	983-4906
Director:	Dawn Stice	967-4967
Director:	Retha Kreitzman	272-1524

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