



Fairways at Lakeside Community Association Newsletter July 2014

A Word from Our President

I want to thank everyone who participated in our Special Meeting on June 3rd. We had a record crowd and votes by proxy. It was great to get input from the homeowners who participated. The Board welcomes homeowner input and appreciated the discussion and questions.

We also had great turnout for our other spring activities: Great American Clean-up and Annual Association Garage Sale.

These activities give us all a chance to meet and get to know our neighbors. I remember growing up in Lexington and knowing everyone in my neighborhood. I miss this personal interaction and feeling of community. Hopefully, we will all get out more this summer and talk with our neighbors.

Please feel free to contact any Board Member with your concerns.

Thanks,

Robin C. Gall

President

Treasurer's Report

As of June 30, 2014, Ismael Shalash reports the following FALCA account balances:

Checking Account:	\$ 8,424.17
Certificate of Deposit #1:	\$ 6,000.70
Certificate of Deposit #2:	\$ 4,141.94
Total FALCA Funds:	\$18,566.81



Street Parking Restriction, Section 27 of The Fairways at Lakeside Declaration of Covenants, Conditions and Restrictions.

June 3rd we held a Special Meeting to vote on the proposed change to the street parking restriction of our Declaration of Covenants, Conditions and Restrictions. 30 homeowners were represented at the meeting with about 45 homeowners present. We also had 34 proxy statements presented for voting. Although the proposed change did not receive the 69 votes needed to pass, the overwhelming majority of votes were in favor of the proposed change.

Following are some of the items that were discussed:

- The current Street Parking Enforcement Policy – many homeowners did not realize the current policy is so restrictive and the requirements of asking permission for street parking.
- Questions were asked about the enforcement of the proposed change – if passed and someone was found in violation of the new rules the Board would contact them and then contact LFUCG if the situation was not remedied timely.
- There was a question about the width of the streets and concern that they were not of standard residential width – it was confirmed that the streets, as city maintained streets, are the mandated width to allow for cars to be parked on both sides of the street and still allow for all fire department and emergency vehicles to easily pass.

The meeting ended with requests from numerous homeowners for the Board to hold another Special Meeting to vote on the proposed change.

The Board is struggling with the enforcement of the current policy. Most subdivisions with homes of similar age and property value have adopted regulations similar to the proposed change. If you are aware of any neighborhoods with other regulations and how they are being enforced, please share these with a Board Member. If you have any suggestions on changes to the enforcement policy to make it fairly enforceable please let us know.

The Board has made arrangements for another Special Meeting to be held on Tuesday, September 9th, at 7:00 pm at Morning Pointe East. The purpose of this meeting will be to vote on proposed change to Section 27 of The Fairways at Lakeside Declaration of Covenants, Conditions and Restrictions. Attached is the proposed change and current language.

Also attached is a proxy statement. If you are not able to attend the meeting or to ensure that your desires are known and your vote "for" or "against" is counted please complete the attached proxy, designate someone you know will attend the meeting, and mail or deliver your proxy to Dawn Stice, 3609 Fair Ridge Drive. You can also fax the signed proxy statement to Robin Gall at (859) 252-3108 or email it to a Director. All proxy statements must be received no later than Saturday, September 6th at 7:00 pm. Proxy statements will be returned to homeowners who attend the meeting.



Thank you to Kim and Steve Wilkison for organizing our Annual Garage Sale on May 17th. We had 11 homes participate this year and from the number of cars in the neighborhood it looked like we had a lot of shoppers.



Thank you to Gary Renner for decorating our entrance for Memorial Day and the 4th of July. Thanks for helping us to celebrate!

Welcome to the Neighborhood!



Please welcome our new neighbors at 3668 Green Park Court: Troy and Kimberley Buckner.



Our Speed Limit is 25 mph

There have been several complaints recently about folks speeding through the neighborhood. The speed limit on the streets in our neighborhood is 25 mph. Please watch your speed. Complaints have been made on Green Park and Fair Ridge. Coming out of Fair Ridge, please look both ways and come to a complete stop at the stop sign. Be aware of cars coming from the back of Park Pointe.



Thank you to the neighbors who participated in the April 26th Great American Cleanup: Dawn Stice, Ismael and Ayman Shalash, Jim Phillips, Charles and Patty Phillips, Jeanne Gauchat, Robin and Steve Gall and Gary Renner. We picked up approximately 210 pounds of trash along Richmond Road and around Jacobson Park waterfront. The strangest item found was a skeleton of a centipede type animal. Thank you also to Gary Renner for organizing our event and reporting our results back to LFUCG.



Let us know what is important to you about our neighborhood. What activities you would like to see the Board organize? Is there something the Board can do to help maintain our community that we are not presently addressing?



Please clean-up after your dog(s) if you walk them in the neighborhood, along Coy's Lane or at Jacobson Park. LFUCG has a "pooper-scooper" ordinance which requires pet waste to be picked up and properly disposed of in trash receptacles.



Just a reminder, before starting any home modifications to the outside of your home, additions or tree removal be sure to contact the Board. Our Declarations (Section 9) require Board approval before projects are started.



Please let us know your email address. From time to time the Board needs to get important timely messages to homeowners. Please know that your email address will be held in strict confidentiality and will only be used for urgent communication (such as notice of burglaries on July 12th). Please email Robin Gall to be included on the list (rgall30539@aol.com).



The Board would like to thank **Ron Helm** for all your hard work on planting the flowers at the front entrance to our community. Thank you for volunteering your time and expertise. The flower beds look great with all the color!



On Saturday, July 12th, two homes on Park Pointe Drive were broken in to in the early afternoon. It is believed that the burglars were watching the homes, waited for the homeowners to leave and then quickly broke in, took certain items, made a big mess and left quickly.

Please be aware of your home and neighbors. Please watch for people sitting in cars for extended periods of time or walking behind homes when you know they do not belong there. Should you see any of these situations please contact the Police immediately at 911.

The Board has asked the Police to make extra patrols through the neighborhood and hopes that items taken will be recovered.

Please take measures to protect your home and belongings. Following are some simple examples:

- ✓ Lock your doors; use deadbolts and kick-bars (steel bar, thick dowel or 2 x 4) on sliding doors.
- ✓ Close and lock your windows.
- ✓ Shut your garage door when you are not in the yard.
- ✓ Do not leave boxes or packaging materials for electronics beside your trash for recycling to pick up.
- ✓ Do not place expensive items where they are easily visible or in plain sight from windows. Open your curtains, blinds or shades and then walk around outside and look in as though you do not know what is in the room – you may be surprised what is in plain sight.
- ✓ Most burglaries occur during the day, leave music or the TV going so that the sound can be heard.
- ✓ Don't leave a spare key hidden outside of your home. Burglars know all the good hiding places.
- ✓ Let your neighbors know if you are going away on a trip. Call the Police and let them know and request extra patrols.
- ✓ Don't let mail sit in your mailbox or newspapers accumulate in your driveway. If you are going away be sure to have someone pick them up for you daily.



Dog owners, please be considerate of your neighbors. If your dog uses your backyard for toileting purposes please pick up the waste in your backyard and spray water to dilute areas where frequent urination takes place - do not allow it remain and fragrance your neighbors' backyards as well. Pet waste that is allowed to accumulate in a yard kills the grass, can breed flies and other insects, and also affects your neighbors from enjoying their patios and backyards.

www.fairwaysatlakeside.org

Check out our new website. Find announcements, meeting notices, FALCA documents, rules and regulations.

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	rgall30539@aol.com
Vice President:	Ismael Shalash	983-7490	ish33@gmail.com
Director/Treasurer:	Ismael Shalash	983-7490	ish33@gmail.com
Director/Secretary:	Dawn Stice	967-4967	dawn@dawnstice.com
Director:	Gary Renner	264-0069	garyrenner@windstream.com
Director:	Marian Rabiner	263-0039	mariand33@hotmail.com

**Proposed change to Section 27 of The Fairways at
Lakeside Declaration of Covenants, Conditions and Restrictions**

Current Section 27:

(27) Parking.

There shall be no vehicles of any kind parked on the streets of the Subdivision, except for vehicles belonging to occasional visitors and invitees of a Lot owner.

Proposed Amended Section 27:

(27) Parking

No inoperable vehicle shall be parked on any street in the Subdivision, nor shall any vehicle be parked in any of the following places:

- in front of a public or private driveway,
- within 15 feet of a fire hydrant,
- within an intersection,
- on a cross-walk,
- in front of or blocking access to a mailbox,
- or in a place or manner under conditions such as to leave available fewer than 10 feet of width of the street for free movement of vehicular traffic.

The parking of any vehicle on any street in the Subdivision for more than 24 consecutive hours is prohibited and is declared to be a public nuisance.

No vehicle exceeding 7 feet in overall width (excluding mirrors) or 20 feet in overall length or 7½ feet in overall height shall be parked on any street in the Subdivision for longer than 2 hours except when loading or unloading.

The Fairways at Lakeside Community Association, Inc.

Proxy Form

I, the undersigned Lot Owner, delegate my right to cast votes to the Designee (below) at the Meeting held on Tuesday, September 9, 2014 at 7:00pm at the Morning Pointe East, 150 Shoreside Drive.

Note that the Designee must also be a member of the Association, i.e., Lot Owner, in good standing.

My preference for the passage of the proposed amendment to Section 27 of The Fairways at lakeside Declaration of Covenants, Conditions and Restrictions is:

Yes

No

Abstain

I understand that, while I may inform the Designee of my preferences, she/he is not bound to those preferences.

Lot Owner to which I am delegating my vote:

Designee Name: _____

Designee Address: _____

My Name: _____

Signature: _____

Address: _____

Date: _____

All Proxies must be received by Dawn Stice (3609 Fair Ridge Dr.), Secretary of the Association, no later than September 6, 2014 at 7:00 pm in order to be counted.