

# THE VIEW AT FAIRWAYS HOA

Summer 2025

## MEET A BOARD MEMBER

My name is Jennifer Allen and I've been involved with the HOA board since 2024. My family and I moved into the neighborhood January of 2022. I grew up in western Pennsylvania, northeast of Pittsburgh in a small coal mining town. My husband however, grew up in Spokane Valley and after we met in college, I moved out west.

Aside from working full-time and raising our three kids, I enjoy running, going to the lake and spending time with friends and family. If you ever see me running by, please feel free to stop me and introduce yourself. I am still learning a lot about being on the HOA board and have really enjoyed getting to know our neighbors more.

Have a great summer!



Trevor and Jennifer with  
their three children

## NOTES FROM THE PRESIDENT

There have been a few changes to the Architectural Committee recently, and I would like you to know about these changes and how they impact your requests for modifications to your dwelling or to your landscaping.



Changes that require AC approval include things like new paint, new fence, new roof or changes to a deck. Homeowners will continue to follow the protocol of submitting requests to the AC Chair, Ethan Smith.

Following your request, I will forward your request to the Board of Directors. Once I receive three votes for approval from the Board, within a given timeline for response, the approval will be forwarded to homeowners.

Please be aware that although the CCR's actually provide 30 days for the Architectural Committee to respond, this amount of time is rarely needed. It is more typical to have a response time that is 3-5 days.



## CCR'S CORNER

The Covenants, Conditions, & Restrictions—better known as the CCR's—are a set of rules designed by our HOA Developers many years ago to help safeguard our property values. It would be a fairly safe bet that most of our homeowners have not read the entire document. Unless you like reading legal documents, the CCR's are not easy reading material. This new article of the quarterly newsletter was created to help homeowners better understand certain parts of the CCR's as they apply to our everyday lives.

The Summer Newsletter would provide the perfect timing to address the **"3 Day Rule"**. This rule applies to Motorhomes and Boats, and can be found in the Second Amendment to the CCR's. The rule itself reads, "Motorhomes and Boats are subject to the 3 Day Rule"—they may be in front of the dwelling for 3 days prior to any use for preparation of the vehicle and again for 3 days upon return from any use to unload. This shall not exceed 6 days per month."

With summer vacations soon to begin, homeowners are asked to remember that Motorhomes and Boats may be brought out of storage and parked in the driveway so that they can be prepared for vacation use. This time for preparation is limited to 3 days. Homeowners may also use 3 days at the end of the vacation to unload and prepare the vehicle for storage. And the last part of the 3 Day Rule specifies that there is a 6 day limit per month.

If any homeowner has a question or concern about this CCR, please contact Ethan Smith at [theviewatfairwayshoa@gmail.com](mailto:theviewatfairwayshoa@gmail.com).

## COMMUNITY GARAGE SALE

This annual neighborhood event will be held on June 7th, 2025. There is a map available through the Facebook group "West Terrace/Big Sky" that shows all participating households. To get listed on the map, email [cheneyyardsale@gmail.com](mailto:cheneyyardsale@gmail.com). The deadline to get on the map is June 1st.

## SPRING CLEAN UP DAY

Join your neighbors on **Saturday, May 17th** at the entry sign at **9am** to tackle a couple projects in the neighborhood.

Bring your work gloves and a shovel or hoe if available. We plan to repair the fence on Melville, weed the rock bed on West Terrace, and trim and weed around the plants in the median.

Working together on common landscape goals not only gives you a chance to visit with your neighbors, but also serves to keep our homeowner dues as low as possible.

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## UPCOMING DATES TO REMEMBER

May 17 - HOA Spring Work Day  
May 23 - No School  
May 26 - Memorial Day  
June 7 - Neighborhood Garage Sale  
June 13 - Last Day of School

## CONTACT US

[TheViewAtFairwaysHOA@gmail.com](mailto:TheViewAtFairwaysHOA@gmail.com)  
[www.westterrace.org](http://www.westterrace.org)

