

THE VIEW AT FAIRWAYS HOMEOWNERS ASSOCIATION

W 9700 MELVILLE ROAD, CHENEY, WA 99004

www.westterrace.org

October 12, 2020

ANNUAL NEWSLETTER FROM YOUR BOARD OF DIRECTORS

What a year 2020 has turned out to be! No one could have predicted a Coronavirus Pandemic that would impact our lives in such a dramatic way. Currently, Spokane County remains in Phase II of Governor Inslee's "Shelter in Place" plan. In light of the restrictions for gatherings of any size, the Annual Homeowners Meeting which is normally scheduled for November must be cancelled this year. If you have business for the Board to review, please advise via email or phone and the Board will review such items and provide a timely reply.

This newsletter provides an update on the work completed by your Board of Directors during 2020. The key areas of work included, a) seeing to the care and maintenance of the landscaping on the HOA common property, b) the Architectural Committee's work with homeowners who request architectural changes, c) formulation of the Fourth Amendment to our CCR's (prohibiting rental properties in our HOA) and bringing this amendment to a vote of the HOA membership, and d) the Sunshine Committee's welcoming interactions with new homeowners to our development (while practicing social distancing).

With regard to landscape maintenance, there are two items to report. First, the contract for the 2020 landscape maintenance was awarded to Spokane Trophy Turf. The contract included mowing, weeding, and fertilizing of all common areas in our development as well as the trimming of all bushes on common property. Spokane Trophy Turf did a nice job of maintaining the landscaping this year. The lawns were mowed every week, weeds treated regularly, and the bushes trimmed.

Secondly, our Pear Trees on all three medians have been hit hard with a bacterial infection called Fire Blight. This disease is aggressive and infectious and affects fruit trees such as apple, cherry, plum, and pear. All of our pear trees have been infected and the Board has been working with a professional arborist to treat the trees in an attempt to eradicate the disease and save the trees. Even with all the effort this summer toward treating the pear trees, the disease remains pervasive. At this time, it appears that the trees will need to be replaced in the spring of 2021.

We have several new families to welcome to our HOA, and the Board hopes you will join us in welcoming them to The View at Fairways.

Brett and Tasia Charity who purchased the home at 9501 W. Kite Dr.
Honorato and Leah Leal who purchased the home at 9718 W. Champion Lane
Nicholas and Tia Register who purchased the home at 9708 W. Champion Lane
Conrad and Janelle Ritchie who purchased the home at 8202 S. West Terrace Dr.
Joseph and Stephanie Zarazua who purchased the home at 8309 S. West Terrace Dr.

The current Homeowners' Directory will accompany this newsletter. If there are any changes needed to the directory, please contact Patti Dean via email at patti.dean@gmail.com.

You may have noticed that Spokane County worked last spring to redo sidewalks and curbing in our HOA in order to make the corners ADA compliant. This work was completed as the result of our Board learning about Federal grant money available for this purpose and applying for it through Spokane County. We were happy to be selected for the reconstruction of our sidewalks so that young families with strollers and some of our senior homeowners using canes or wheelchairs no longer have to use the street to navigate our development.

Your Board of Directors, all of whom volunteer their time, (e.g. unpaid positions) work hard to insure that our development looks nice and is well maintained. We make every effort to insure that our property values remain high and that our neighborhood is a safe place to raise a family. In that vein, last February the Board--with the professional assistance of the HOA attorney--created an amendment to our CCRs that, if approved, would no longer permit rental properties in our HOA. Of the 52 HOA members, 81% voted in favor of this amendment. The Board was very gratified to have the support of so many of our homeowners on the Fourth Amendment to the CCRs. The CCRs can be viewed on the HOA website: www.westterrace.org (under the Documents tab).

We truly have an amazing group of people in our HOA. There have been so many folks who have offered assistance during the "shelter in place" order from the Governor. This assistance was offered to anyone who might need help getting groceries or picking up prescriptions. It has been wonderful how HOA members have pulled together to help one another and get through this pandemic together. Thank you!

The View at Fairways Board Members – *working for the betterment of our association,*

President: Patti Dean

Vice-President: Mark Sanger

Secretary: Dana Russell

Treasurer: Kory Kolterman

Jerry Jantz

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