

Fairway Pines Newsletter

OCTOBER 2020

Fairway Pines at Pheasant Run
Homeowners Association
P.O. Box 87275
Canton, Michigan 48187-2075



GREETINGS NEIGHBORS!

The fall season has arrived! With that, we are sharing the next edition of our association newsletter.

As a reminder, if you have not done so already, please consider subscribing to our Fairway Pines email list at info@fairwaypinescanton.com. We promise not to sell or give away your information to any third-party and to use it for the sole purpose of staying connected with important updates and reminders about our subdivision community. Thank you!



NOTICE: ANNUAL ALL HOMEOWNERS MEETING

Due to the COVID-19 pandemic and the State of Michigan imposed restrictions on meetings, the annual all homeowners November meeting will not be held this year.

In place of a meeting, the Board is providing each homeowner with important information in this newsletter. Specifically included are the following:

- Proposed 2021 budget
- Proposed 2021 annual dues assessment
- Request for Board volunteers

Please be sure to read this newsletter carefully and submit any comments and questions to info@fairwaypinescanton.com. All submissions will be answered in a timely manner.

As usual, 2021 Association Dues invoices will be sent to all homeowners of record early in December. Payment will be due January 1, 2021, and will be payable without Late Fees or Interest Penalties on or before January 31, 2021.

PROPOSED 2021 BUDGET

Fairway Pines HOA Budget 2020 / 2021

Expenses:	2020 Budget	2020 EOY Forecast	Proposed 2021 Budget
PRRMA	\$ 96,056.00	\$ 96,056.00	\$ 105,667.00
Lawn Care	\$ 32,000.00	\$ 32,808.00	\$ 33,500.00
Landscape - Tree Care	\$ 5,500.00	\$ 1,820.00	\$ 4,000.00
Snow Removal	\$ 17,500.00	\$ 15,240.00	\$ 17,000.00
Water	\$ 14,500.00	\$ 11,691.00	\$ 12,000.00
Electric - DTE	\$ 1,950.00	\$ 2,141.00	\$ 2,200.00
Pond Maintenance	\$ 1,615.00	\$ 2,848.00	\$ 1,948.00
Mailbox Replacement/Maintenance	\$ 3,500.00	\$ 3,170.00	\$ 3,200.00
Insurance	\$ 3,443.00	\$ 3,557.00	\$ 3,735.00
Accounting & Bookkeeping	\$ 4,350.00	\$ 7,154.00	\$ 4,500.00
Sidewalk Repair	\$ 1,000.00	\$ -	\$ 1,000.00
Website Revisions	\$ 350.00	\$ 370.00	\$ 370.00
Office Supplies	\$ 750.00	\$ 864.00	\$ 864.00
Bank Fees	\$ 5.00	\$ 16.00	\$ 16.00
PO Box Rental	\$ 176.00	\$ 188.00	\$ 200.00
Legal *	\$ 5,000.00*	\$ 8,171.00*	\$ 4,000.00*
Miscellaneous Fees & Dues	\$ -	\$ 773.00	\$ 773.00
Total Expenses	\$ 187,695.00	\$ 186,867.00	\$ 194,973.00

*These costs are for legal fees and costs for court actions necessary to obtain payment of delinquent annual dues, late fees and interest penalties due to non-payment. Note that these costs are fully recovered as the delinquency is paid in full to the Association.

Cash on Hand:

Money Market (10/20/20)	\$ 35,787.00		
Checking (Anticipated 12/31/20)	\$ 50,174.00		

The "Cash on Hand" Reserve Funds listed are necessary to repair or rebuild the Storm Drain system within Fairway Pines as defined by the "Agreement for Maintenance of Irrigation System and Storm Drainage Facilities. This agreement can be viewed under the Governance-Storm Drain tab on the Association website www.fairwaypinescanton.com

PROPOSED ANNUAL DUES ASSESSMENT

Income:			
Dues if 100% paid	309 homes @ \$600 each:	\$	185,400.00
2018 = \$650			
2019 = \$715			
2020 = \$675			
2021 = \$600 Proposed			

NEW BOARD MEMBERS NEEDED!

Sadly, two of our faithful and longstanding board members, Tom Gamache, President and John Miltz, Architectural Review Chairman, are not seeking re-election.

Therefore, the Association is asking any homeowner who would like to be considered for election to the Board to submit your name, address, phone number and email address to info@fairwaypinescanton.com.

Serving as a member of the Board requires active management and participation. Please be sure to give serious consideration for engagement prior to submitting your name.

We are appreciative of Tom's and John's commitment to the Fairway Pines community and we know they are just a phone call or email away!

STATUS UPDATE: UNPAID ASSOCIATION DUES

The Fairway Pines Homeowner Association utilizes the Association Dues Assurance Corp (ADAC) to collect unpaid annual association dues.

Currently, there are four properties with unpaid dues. Three of the four have entered into payment arrangements with the Board. The remaining property has failed to pay – even after numerous attempts to collect. This delinquency has been forwarded to The Rickel Law Firm who has initiated Foreclosure Litigation. Please note that once the debt is settled, Fairway Pines is paid the full amount owed, including late fees and interest.



As a homeowner in our subdivision, you are a member of the association with rights and responsibilities. One of these responsibilities is to request an Architectural Review when making any change to the exterior of your home or lot. An Architectural Review is a process set forth in our Covenants and Restrictions for reviewing and approving all additions, deletions, and modifications to your house or lot. The purpose of the review is to help assure the continuity of the subdivision, to maintain the beauty of the homes and grounds and ultimately to maintain and improve property values. Visit our website and review the Architectural Review section to get a better idea of the process and its requirements. If you have any questions, please feel free to contact the AR chair at architect@fairwaypinescanton.com



CALLING ALL NEIGHBORS! WE NEED YOUR HELP!

Tis the season for holiday decorations! The Fairway Pines entrances are in need of fresh holiday decorations. The current decorations have been around for many years are due to be enhanced and/or retired. If you are interested in a one-time project of working with us to plan/purchase/decorate the Canton Center and Cherry Hill entrances, please email gelitamaxwell@gmail.com. We would love your help!

PHEASANT RUN ROADWAY MANAGER ASSOCIATION (PRRMA) UPDATES

Did you know that PRRMA is the oversight board that is responsible for the management of the entire roadway system throughout Fairway Pines, Fairways and Pheasant Run and Summit

Parkway? Visit www.fairwaypinescanton.com to learn more!

In the meantime, please review several PRRMA updates below.

- An outside engineering contractor will provide a quote for assessing all sidewalks in our subs for repairs. Flagged areas will be based on the Canton Zoning Ordinance for sidewalks. Once the review is completed, a repair plan will be decided.
- A quote from an arborist will be solicited for doing a fall trimming of the trees on Glengarry Blvd. This is necessary for safety precautions.
- During an upcoming meeting, the PRRMA board will review an increase in the quarterly amounts paid from our subdivisions to PRRMA. The last increase was in 2016. Currently, Fairway Pines pays over \$96,000 (~\$310/homeowner) annually to PRRMA. The intent of our board is to keep all homeowners informed of the amount we are required to pay to PRRMA each year.

