

FAIRWAY VILLAGE COMMUNITY ASSOCIATION

710 Hogan Dr Conroe, TX 77302  
E-mail: fvcahoa@outlook.com Website: fvcacia.godaddysites.com

To: FVCA Homeowners  
From: FVCA Board

Re: 5 December 25 Annual Meeting

1. The Board voted to set the 2026 homeowner's association fee at \$1.235/yr

A \$20.00 discount for early full payment by 15 February 26 is now in effect.  
Quarterly (\$309) or Monthly (\$103) payment plans remain.

**Fee payments should now be deposited into our recently installed drop box.**

The drop box is located within the entrance median near the "Fairway Village" sign.

As you exit from Hogan Dr, look for the gray colored drop box & post. The drive-by (car high) box is marked in white lettering "F V C A". *(Please, no further walk-up payments to 710 Hogan).*

Mailed payments can be sent to the address on our letterhead (above).

Cash payments are accepted but require a signed receipt from the Board member:

James Gibbs, Board President

*(please provide me prior notice)*

Address: 744 Hogan Dr Cell: 608-345-1010 E-mail: [james@jamesgibbs.net](mailto:james@jamesgibbs.net)

2. \$13,479 Due - This is the accumulative amount some owners are behind in late or no payments to the community association as of 5 December 2025. This loss cannot continue:

- a. Notices to delinquent accounts are in process now.

The Board has begun to notify delinquent accounts, especially those who have not even communicated their situation to us. In 2026, legal services will be retained on delinquent accounts immediately, once proper notifications are made.

- b. Notifications to late accounts will include \$35 late fees. Those not communicating *an* acceptable alternative payment plan or their situation will be moved to delinquent accounts.

- c. The Board will budget \$5,000 to recover this substantial loss of funds. The association's late fees and any attorney /collections costs will be the responsibility of the homeowner.

If the Board could recover \$13,479 it would drop the annual fee by \$177 to \$1,058.