

**Fairway Boulevard Townhouses**

**Homeowners Association**

**2020**

**“Fairway Flyer”**

**Informational Newsletters**

# The Fairway "Flyer"

## "1<sup>st</sup> Day of Summer 2020" Edition

### AN INFORMATIONAL NEWSLETTER FROM THE FAIRWAY BLVD HOMEOWNER'S ASSOCIATION

#### A quick note ...

I would like to take this opportunity to thank the FBHOA members who faithfully returned our 2020 Annual Meeting Proxy / Ballot. Unusual times require different responses. We had an 82% return rate, but I had hoped that each member would have responded and expressed their views and ideas, especially given that the HOA even paid for the return postage. Final FBHOA officer selection will be part of the July BOD meeting.

We did receive a consensus on our Association's comprehensive homeowner insurance deductible, in which the respondents felt that, given the current situation, homeowners should cover the deductible if a claim is made against our HOA policy. This payment was to be made with a clear understanding that the deductible would be only against their own unit's claim. I expect further BOD action on this subject. Most of you have already heard that Evergreen Sewer and Water has also decided to increase their rates in conjunction with the new City of Kalispell increases scheduled for July 2020.

Summertime usually brings necessary construction, repairs, and touch-ups on the Boulevard, so be prepared for increased activity this summer. We also will be experiencing landscape grounds digging due to irrigation and necessary well head repairs. We have two buildings #113-117 & #134-137 that will also be under extensive exterior renovation due to our fifteen-year re-siding and unit up-grade plans, so please plan accordingly. Available common parking areas will be significantly impacted. Driveway re-sealing at owner expense should begin soon. Please be patient and understanding of this inconvenience.

Thanks again to those safely returned to the Boulevard from far away places. Special thanks for successfully quarantining upon your return.



#### FBHOA-Board Actions

Yes, your FBHOA BOD had its first successful Zoom Special Meeting on April 9, 2020, and another one was held for our regular May 7, BOD meeting. Your Board is getting very good at it!

- Your BOD approved an FBHOA Assessment Delinquency Policy, which can be viewed on our website. <https://fairwayblvd.com/>
- We had to delay our Annual Walkabout due to the weather, until May 27. We successfully reviewed and assessed the external conditions of our units and grounds. Many thanks to the homeowners that provided their direct input.
- Our bylaws will be updated in July 2020.
- We continue to work on developing FBHOA Landscape and Tree Guidance for our homeowners.

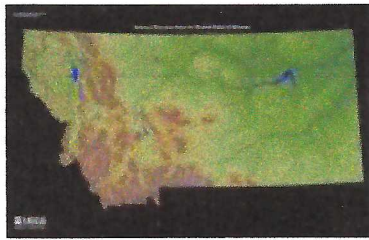
#### Boulevard News



- Please keep in your thoughts and prayers for everyone with medical concerns or overcoming other personal issues.
- Landscape rock is available to FBHOA residents on a first-come, first-serve basis. Excess rock is available on the common parking area between units 116 & 117, and a wheelbarrow is available there for your use.
- Automobile **SPEEDING** on the Boulevard continues to be a problem. **PLEASE slow down!**



- Many thanks go out to all our volunteers as they collectively contribute to making Fairway Boulevard the delightful place it is!



## **MONTANA Moves to Phase Two & Re-Opens June 1, 2020!**

Governor Steve Bullock announced on May 19, 2020, the state will move to Phase Two of the Re-opening the Big Sky plan and will lift the 14-day out-of-state travel quarantine beginning June 1 as Montana continues to have the lowest number of positive COVID-19 cases and hospitalizations per capita.

“Montana has been an example for the rest of the nation in our response to this global pandemic. I have no doubt that we can continue to be that example, but only if Montanans, businesses, and visitors alike continue to take seriously the responsibility we all have in protecting others,” Governor Bullock said. “As we continue with the next phase in our re-opening, our goal together as Montanans for the foreseeable future is to mitigate the spread of the virus.”

“Social distancing, wearing a cloth mask, washing your hands, and sanitizing are all part of our new normal. If not for you, do it for others, especially for the most vulnerable among us,” Governor Bullock said. “Not following these guidelines could put us in a position where we have to go backward, instead of being able to continue to move forward.”



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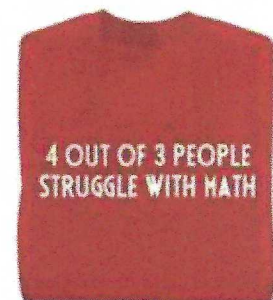
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Please be aware that according to our CC&R's before any work beginning on any "...exterior addition to or change or alteration therein be not made until the plans and specifications showing the nature, kind, color, shape, height, materials, location and other material attributes of the same shall have been submitted to and approved in writing as to the harmony of external design and location in relation to surrounding structures and topography by the Architectural Committee..." of the Fairway Boulevard Homeowners Association.

You will find sample forms on-line <https://fairwayblvd.com/> that can be used when asking for approval of architectural changes or modifications. These samples will undoubtedly help you in this process.



**Owners and Renters...** are reminded to ensure that garbage containers are to be returned to their garage or patio (out of sight) not left on the street or the driveway. With an active bear around these containers poses a real problem.



## **The HOA Board of Directors Meeting**

### **Dates:**

July 9, 2020, 2020-2021 meeting dates will be determined at this meeting.

**Normally 7:00 PM at Western Mountains Property Management with the Annual Meeting at Edgerton School**

## **Fairway Boulevard HOA Board of Directors**



### **Term expiration**

President: Leland "Wally" Walbruch	May 2023
Vice-President: Randy Johnson	May 2023
Secretary: Jane Gronley	May 2021
Gil Conrad	May 2022
Craig Coburn	May 2022
Gary Ruppall	May 2021
Ron Trippet	May 2021

## **Fairway Boulevard Committees 2020-2021**

### **General Maintenance – Lawn Care Committee**

Dick Wilson, Co-Chairperson (#188)  
 Ron Trippet, Co-Chairperson  
 Randy Johnson (#184)  
 Garry Thoms (#147 & #153)  
 Gary Ruppall (#148)

### **Architectural Review Committee**

Ron Trippet, Chairperson  
 Kathy Schulte (#117)  
 Bob Redinger (#106)  
 Gary Ruppall (#148)

### **Hospitality Committee**

Jean Sherlock (#197)  
 Pat Sherlock (#197)  
 Vicki Walbruch (#134)

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Gil Conrad (#146)  
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One Board Member  
 Gary Ruppall (#148)  
 Cliff Kunnary (#132)



## **Association Address:**

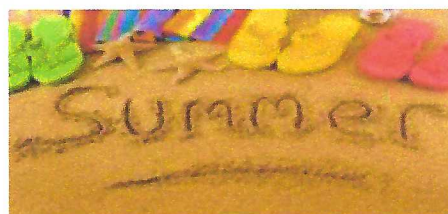
Fairway Blvd. Homeowners Association  
 PO Box 9073  
 Kalispell Montana, 59904

## **Property Manager:**

David Roberts  
 Western Mountains Property Management  
 33 Hunter Circle, Suite #1  
 Kalispell, MT 59901

We ask that all calls/communication concerning the Homeowners Association should be directed to the Property Manager, preferably via his cell 406-253-2840, and please allow 24 hours for a response.

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**Thanks to everyone who shares  
their best read!**



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**Corrections and additions to the  
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Flower is  
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The Fairway Flower is awaiting the next sponsor for an event. Be the first on the Boulevard to host an event in 2020. Please contact Vicki Walbruch (134), 406-758-0170 if interested.

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content of this Newsletter.**

**This photo was taken by resident Larry  
McRae #136 just off the 11 tee box of  
Buffalo Hill Golf Course.**



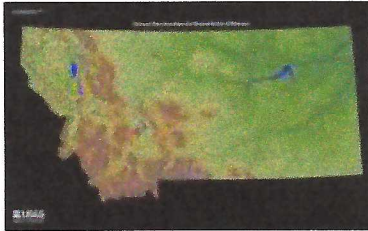
**Please let us ALL be BEAR AWARE!**



**PLEASE SLOW DOWN while driving on  
Fairway Boulevard. We have so much  
walking traffic on the street during the  
summer months!**



- Have you returned your U.S. Census Bureau forms or completed them online?
- We have set May 20 as our FBHOA BOD Annual Walkabout to assess the external conditions of our units and grounds. You can add your concerns or issues on the back of your proxy/ballot.



## **MONTANA Plans a Phased Approach to Reopening!**

Our Governor last week published a three-phased reopening of Montana. He also stressed the importance of personal responsibility to protect those around us, particularly those most vulnerable, which remains just as important as any time during this pandemic. *WE are where are because of each of YOU!*

### **Guidelines for All Phases: Individuals**

- **Continue to practice good hygiene**
- **People who feel sick should stay home.**

### **FROM ONE FRIEND TO ANOTHER**

Take two minutes to read these sayings, written by the late Andy Rooney, a man who had the gift of saying so much with so few words.



#### **I've learned....**

*That the best classroom in the world is at the feet of an older person.*

#### **I've learned....**

*That when you're in love, it shows.*

#### **I've learned ....**

*That just one person saying to me, 'You've made my day!' makes my day.*

#### **I've learned....**

*That having a child fall asleep in your arms is one of the most peaceful feelings in the world.*

#### **I've learned....**

*That being kind is more important than being right.*

#### **I've learned....**

*That you should never say no to a gift from a child.*

#### **I've learned....**

*That I can always pray for someone when I don't have the strength to help him in any other way.*

#### **I've learned....**

*That no matter how serious your life requires you to be, everyone needs a friend to act goofy with.*

#### **I've learned....**

*That sometimes all a person needs is a hand to hold and a heart to understand.*

#### **I've learned....**

*That simple walks with my father around the block on summer nights when I was a child did wonders for me as an adult.*

#### **I've learned...**

*That life is like a roll of toilet paper.*

*The closer it gets to the end, the faster it goes.*

#### **I've learned....**

*That money doesn't buy class.*

#### **I've learned....**

*That it's those small daily happenings that make life so spectacular.*

#### **I've learned...**

*That under everyone's hard shell is someone who wants to be appreciated and loved.*

#### **I've learned....**

*That to ignore the facts does not change the facts.*

#### **I've learned....**

*That when you plan to get even with someone, you are only letting that person continue to hurt you.*

#### **I've learned....**

*That love, not time, heals all wounds.*

#### **I've learned...**

*That the easiest way for me to grow as a person is to surround myself with people smarter than I am.*

#### **I've learned....**

*That everyone you meet deserves to be greeted with a smile.*

#### **I've learned....**

*That no one is perfect until you fall in love with them.*

#### **I've learned....**

*That life is tough, but I'm tougher.*

#### **I've learned....**

*That opportunities are never lost; someone will take the ones you miss.*

#### **I've learned....**

*That when you harbor bitterness, happiness will dock elsewhere.*

#### **I've learned....**

*That I wish I could have told my Mom that I love her one more time before she passed away.*

#### **I've learned....**

*That one should keep his words both soft and tender, because tomorrow he may have to eat them.*



19, it will test our neighbors ... please call to offer your help. This is a public issue so rather than going out please spend more time in your home.

- Please keep in your thoughts and prayers everyone with medical concerns or overcoming other personal issues.

## “Spring To-Do List”



- Get those windows cleaned.
- Get your gutters and downspouts cleaned.
- Clean your patio & garage.
- Declutter your home & check those smoke detectors and carbon monoxide detector batteries.
- Clean your dryer vent/ check your washing machine hoses
- Check beneath your sinks for leaks or damp pipes.
- Clean or replace your HVAC filters and schedule your yearly furnace, fireplace and AC maintenance.
- Make a list of needed external repairs or touch up paint on your unit.

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January 9, 2020

March 12, 2020

May 7, 2020

June 4, 2020, note the date change for Annual Meeting. The change was made as per last year's request & taking into consideration COVID 19 precautions.

July 9, 2020



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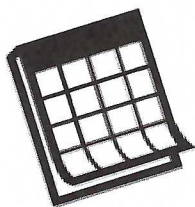
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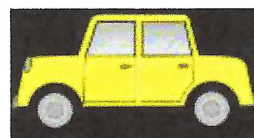
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## HOA Board Elections Occur During the Annual Meeting



Please notify the following member of our election committee of your intent to run for the Board of Directors for the Fairway Boulevard Townhouse Homeowners Association. Our 2020 Election Chairperson is Susan Conrad (#146) 406-752-4782 or [blumoon89@msn.com](mailto:blumoon89@msn.com). We have two positions that will need to be filled in 2020. Directors Leland "Wally" Walbruch (#134) & Randy Johnson (#184) both have expressed an interest in running for another three-year term.

## CORONA VIRUS RESCUE DOGS



Thanks, Jim Bonnet (#122) for the doggy humor!  
Following in Jim's footsteps ... how about this  
correspondence between some of our old MN  
friends (we still call them friends):

"Hi, Guys,  
Got to thinking as we are down to only 450 rolls of toilet paper and there is nowhere to resupply, what are we going to do? So I got to thinking what did we do before TP? Well, we no longer get the Fairfax Standard or the New Ulm Daily Journal as we get our news online and wiping with an Ipad is not the same. (gotta trust my word on this) So what about

before the newspapers..... that's right corn cobs. I can't believe nobody has thought of this and keep it quiet as I don't want to create an ear corn shortage. Got a truckload coming this afternoon. Kind of wish I had that old hand-crank sheller from the farm, but we will just going to have to make do.... will be able to feed the squirrels also - a twofer!! Staying ahead of the toilet paper curve..... Tom"

"So sad that Tom has so little to do  
He can't stop thinking about his time in the loo  
His mental state is clearly askew  
There's little doubt he is short of a screw

"Cobs!" he proclaims will be the solution  
For the missing TP a great substitution  
Doesn't he know his derriere would be sore  
And every trip to the potty an unbearable chore?

Tom needs something to shift his focus  
Let's send him to find the first spring crocus  
If not he'll be tagged with a new diagnosis  
"Obsessive-compulsive outhouse thrombosis."

Humbly Submitted, Dave"

Do you see why Vicki and I retired in MT? By the way, these friends and others still come out to Whitefish to ski every year.

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the directory/newsletter are  
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# The Fairway "Flyer"

## 2019 Holiday Edition

**AN INFORMATIONAL NEWSLETTER FROM THE  
FAIRWAY BLVD HOMEOWNER'S ASSOCIATION**



## Year in Review

- The Association dedicated Fairway Boulevard as a street to the City Kalispell as originally intended in 1993 through the legal requirements outlined in our CCR's.
- Our Association Bylaws were again updated.
- Our 2018 Association financials were reviewed by an independent auditor.
- During our Annual Meeting we amended our CCR's to restrict short term rentals.
- Consulted with our Farmers Insurance Agent over the increasing homeowner's insurance rates and the BOD decided to implement an increase our policy deductible from a \$1000 per incident to \$5000.
- More than 210 views of our website this past year... have you checked it out recently at: <https://fairwayblvd.com/>
- Confronted numerous snow related concerns around the Boulevard.
- Conducted an extensive inventory under the guidance of an arborist of our trees and shrubs and have initiated a long term FBHOA landscape management plan to include extensive trimming and tree and shrub removal.
- Reviewed & approved six owner requested architectural modifications.
- Funded irrigation remote controls and timer updates.
- Continued patio beam replacements on identified bluff units.
- Held a comprehensive review with owner input of our Association property and fully identified areas of needed repair and repainting.
- Continued the 15 year siding replacement /mitigation implementation plan by addressing units 117-120 and approving units 134-137 for re-siding the summer of 2020.
- Strategically manage our contingency reserves in order meet our long term goals.



## Western Mountains Property Management sends out FBHOA mailing labels

Please use these labels for your monthly dues payments.



If you desire to establish a direct payment from your financial institution to the FBHOA please contact Danae Hanson in the Western Mountains Property Management office to make arrangements for direct deposits.

## Boulevard News



- Our thoughts and prayers to all who are confronting medical concerns or overcoming other personal issues.
- Congrats to resident photographer Kjell Peterson (#112) on his recent book: "Shining Mountains – Shining Spirits: A Journey of Seasons." Available <https://www.kjellilama406.com>
- Holiday Decorations have taken over Fairway Boulevard. Well done to everyone in making the Boulevard so festive this holiday season!
- Have a safe and rewarding holiday season.
- Thanks to all our Boulevard Volunteers and Committee members who do a world of good like... clean-up common areas, care for our flag display, attend numerous meetings, take notes, coordinate events, notarize documents, help maintain our tennis courts, prepare newsletters, trim shrubs and trees, shovel or rake snow for neighbors, or just encouraging a neighbor to go for walk... just be careful on those streets as they get icy.

**Happy New Year!**



## **A note from your FBHOA Board President...**

As we look back at our many successes and take pride in what we have together accomplished it is also important that we address some thorny, unresolved FBHOA issues.

One issue that is rising to the top of the list is our Association's comprehensive insurance package designed to protect our property investment. I would like to take this opportunity to outline a few historical facts, draw a few conclusions and share where we are:

Over the past few years, we have seen a considerable increase in our annual comprehensive insurance policy premiums from \$31,116.00 in 2015 utilizing a \$1,000 policy deductible to a total policy premium of in 2020 of nearly 50,000.00 utilizing a \$5,000 deductible per claim. There are several justifications for this substantial increase.

**Carrier losses:** About 1 in 19 homes experiences a claim each year with an average payout of \$11,666. Wildfires, tornadoes, hurricanes, the list of catastrophes go on and on. In 2017 alone, there were over a million fires across the nation, costing \$23 billion in damage. Our premiums go towards covering that damage.

**Inflation:** The inflation rate since 2015 has increased by 8.58 percent. Most homeowner's insurance policies cover the replacement cost of your home. Replacement cost tends to rise with inflation. As the cost of repairing or replacing your home rises with rising construction costs, our premium needs to rise to cover those higher costs. Keep in mind that the replacement cost is different from market value.

Our FBHOA claims history; unfortunately, over the past few years, we have experienced some expensive water damage claims. These claims have raised our insurance risk and in turn, have raised our premiums. We have attempted to mitigate these increases by increasing our deductible from \$1,000 per claim to \$5,000 per claim. This means we as an Association are literally self-insuring for this amount and unfortunately if we experience another major claim we could likely lose our insurance coverage.

Your Board of Directors takes its proactive responsibilities very seriously. We have and will continue to educate our membership on the importance of protecting your property especially when it comes to fire and water damage due to internal or external intrusion. We stress the importance of monitoring your roof during excessive snowfall for ice dams and shutting off your water if you are away for an extended period of time. Over the next few months, your Board of Directors will continue to examine various options to provide our members with the most effective and efficient comprehensive insurance package.

We always welcome your input and ideas.

Happy Holidays,

*Wally*





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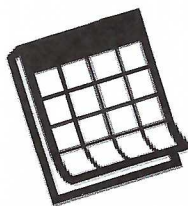
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BEAUTIFUL place  
because of you desire  
to make it so!**

