

**Fairway Boulevard Townhouses**

**Homeowners Association**

**2021**

**“Fairway Flyer”**

**Informational Newsletters**

# The Fairway "Flyer"

## 2021 HAPPY HOLIDAY Edition

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



### 2021 in Review

Your BoD continued to address numerous issues this past year that directly impact Fairway Boulevard HOA:

- a. It must be noted that throughout the pandemic, your board has regularly met virtually with Kalispell City officials over the proposed sewer lift station relocation, TD&H Engineering over concerns about slope movement on the bluff, and all but one BoD meeting since April 2020.
- b. We conducted a third-party financial review of our FBHOA books.
- c. We critically examined, debated & projected FBHOA finances while maintaining reasonable reserves to ensure that we can successfully meet future fiscal demands.
- d. A complete roof assessment was conducted after the November wind storm, and thankfully, it revealed minimum damage that was immediately corrected.
- e. We confronted multiple lawncare issues based on new contracts, new contractors with limited staff, and ever-rising operational costs.
- f. Completed a full reseal of our common parking areas.
- g. We annually continue to repair & spot paint units as per owner request or BoD visual observations.



### Our FBHOA Vision, Mission & Values

**Vision:** We envision a community that offers a comfortable lifestyle and quality of life and is a desirable place in which to live and enjoy the benefits of family, friends, and community.

**Mission:** Our mission is to enhance and preserve the quality of life and sense of community through effective and efficient management of the Association. Enforcement of rules and covenants to protect property values and support initiatives and capital improvements that benefit the greater good of the community.

**Values:** In all our activities to achieve our vision and mission, we value integrity, fairness, consistent firmness and common sense, community participation, respect, cooperation, and a sense of community.





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

I want to take this opportunity to express my thanks to my fellow FBHOA Board members. Over the past year and a half, we have met virtually for the most part. Sometimes we held multiple meetings per week while utilizing a very new technology. Everyone embraced the challenge, overcame the frustrations of this new platform, and appropriately planned and adjusted to the situation while following our vision, mission, and values statement.

As an Association, we can collectively look back at our many successes, and we can take pride in what we have accomplished together. We have rationally embraced the pandemic and will continue in the future to confront subsequent impacts. We have experienced an influx of new residents, owners, and renters in the last two years, bringing a 23% change in our residential population. With such change, members must address some thorny issues: speeding on the Boulevard, recreational toy parking, observing pet policies, ensuring gutters and downspouts remain clear of debris, monitoring your roof during excessive snowfall for ice dams, shutting off your water if you are away for an extended period, following FBHOA Architectural Review requirements to include U-dig guidance, and understanding and complying with FBHOA CCR's.

Your Board of Directors takes its proactive fiduciary responsibilities very seriously. Next month they will discuss and vote on a proposed dues increase to ensure we can successfully meet our financial goals. Our community's operating budget needs to keep up with inflation and rising costs for the services and amenities provided by those dues. In addition, we must continue to maintain sufficient reserve funds. These funds need to be set aside and earmarked for proposed large-scale maintenance, replacements and repairs, and strategic capital improvements — such as renovations or upgrades — to enhance our aging infrastructure's appeal, value, and livability. Budgeting for reserves is tricky as it requires foresight to realize that price estimates for a significant project today probably will not be the same next month or next year.

We have and will continue to educate our membership on the importance of protecting the value of your property through providing good comprehensive insurance coverage, long-range exterior upgrades & maintenance plans, and providing quality landscape and lawn care for our common areas. Homeowners must also be active participants by regularly reviewing their contents insurance to ensure that it compliments our Association's comprehensive insurance plan. Most importantly, caring for the areas surrounding their units that the Association does not address, like maintenance of driveways, homeowner shrubs, and flowers within their property footprint.

We hope you regularly visit our FBHOA website for further Association information. We always welcome your input and ideas.

Happy Holidays,

*Wally*

## Boulevard News



- Special thanks to all our FBHOA Volunteers!  
Whether it is our tennis courts, street lights, holiday lights, directory, website, newsletters, vote tallying, shoveling a neighbor's driveway, picking up litter, attending meetings, they all come down to someone stepping up to accomplish an essential service. THANK YOU!
- Please keep us posted on changes to your email or phone numbers.
- FBHOA Ladies Luncheon, Friday, January 14 at 1200PM at the Buffalo Hill Golf Course Restaurant-Fireside, RSVP-Vicki, [vicki.marie52@gmail.com](mailto:vicki.marie52@gmail.com) or 406-471-1034

Please bookmark and refer to our website:

<https://fairwayblvd.com/>



### HOA Board of Directors Meeting Schedule

January 13, 2022

March 10, 2022

May 12, 2022

May 19, 2022, FBHOA Annual Meeting

July 14, 2022

### Fairway Boulevard HOA Board of Directors

	Term expiration
President: Leland "Wally" Walbruch	May 2023
Vice-President: Gil Conrad	May 2022
Secretary: Jane Gronley	May 2024
Randy Johnson	May 2023
Craig Coburn	May 2022
Gary Ruppall	May 2024
Ron Trippet	May 2024



**Slow Down ...  
Speed Kills!**

**Even during the winter months, pedestrian traffic on Fairway Boulevard is a concern, so be especially mindful of the 15 mph speed limit.**

## Fairway Boulevard Committees 2022-2023

### General Maintenance – Lawn Care Committee

Ron Trippet, Chairperson  
Randy Johnson (#184)  
Gary Ruppall (#148)  
Garry Thoms (#147 & #153)



### Architectural Review Committee

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

### Hospitality Committee

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

### Roof Maintenance Committee

Gil Conrad (#146)  
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### 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. Please allow 24 hours turn around.

Telephone: 406-257-1302  
Fax: 406-257-7631  
Cell: 406-253-2840  
Email: [droberts@westernmountains.com](mailto:droberts@westernmountains.com)

**Don't Forget to Visit Our  
FBHOA Website, and we welcome  
your photos submissions!**

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## **All Animals Must Be on a Leash**

Please be kind to others and  
please pick up after your pet!



## **Visited our FBHOA Little Library lately?**

We are always in need of good books!



Please update your directory details or your  
renter's info via email to:

[infor@fairwayblvd.com](mailto:infor@fairwayblvd.com)

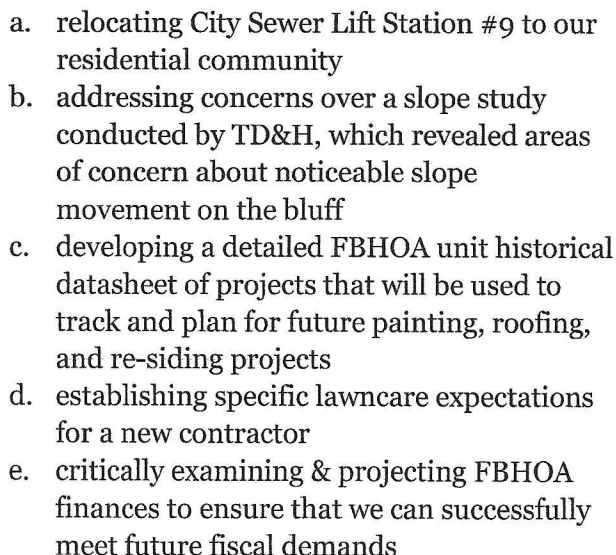


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responsible for the content  
of this Newsletter.**



**HAPPY NEW  
YEAR!**

**AN INFORMATIONAL NEWSLETTER FROM THE  
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# Take the Time to Think About Cyber Security!

Often, I receive phone calls or emails that are phishing for me to respond, click on an attachment, or request my personal information. Please take the time to think about cyber security! I have listed a few essential security tips below:

- Limit the personal information you share online. Change privacy settings and do not use location features.
- Keep software applications and operating systems up to date.
- Use a password manager, use upper and lowercase letters, numbers, special characters, and two-factor authentication (two verification methods).
- Watch for suspicious activity that asks you to do something right away, offers something that sounds too good to be true, or needs your personal information. Think before you click, and when in doubt, do NOT click. Do not provide personal information.
- Use encrypted (secure) Internet communications.
- Protect your home by using a secure Internet connection and Wi-Fi network.
- Use a stronger authentication such as a personal identification number (PIN) or password that only you would know. Consider using a separate device that can receive a code or uses a biometric scan (e.g., fingerprint scanner or facial recognition).
- Check your account statements and credit reports regularly.
- Only share personal information on secure sites (e.g., "https://"). Do not use sites with invalid certificates. Use a Virtual Private Network (VPN) that creates a more secure connection.
- Use antivirus solutions, malware, and firewalls to block threats.
- Regularly back up your files in an encrypted file or encrypted file storage device.
- Protect your home network by changing the administrative and Wi-Fi passwords

regularly. When configuring your router, use either the instruction manual or speak to your internet-cable provider to set up the Wi-Fi Protected Access 2 (WPA2) Advanced Encryption Standard (AES) setting, which is the most robust encryption option.

Regarding COVID-19:

- Be cautious about sharing personal financial information, such as your bank account number, social security number, or credit card number.
- Do not click on links in texts or emails from people you don't know. Scammers can create fake links to websites. Visit government websites, like [cdc.gov/coronavirus](https://www.cdc.gov/coronavirus), directly in your internet browser.
- Know that the government will not text or call you about "mandatory online COVID-19 tests," outbreaks "in your area," mandatory vaccinations, or to sell you COVID-19 cures.
- Remember that the government will not call or text you about owing money or receiving economic impact payments.
- Be aware that scammers may try to contact you via social media. The government will not contact you through social media about owing money or receiving payments.
- If you have been exposed to COVID-19, a contact tracer from your local health department might call you to let you know and ask you to self-quarantine at home away from others. Discussions with health department staff are confidential. They will not ask for financial information.
- Remember that scammers may try to take advantage of financial fears by calling with work-from-opportunities, debt consolidation offers, and student loan repayment plans.

*Ready.gov was used to compile this list*



## Boulevard News



Your BOD continues to work with the City over the proposed relocation of the sewer lift station #9 within our residential community. We always welcome your thoughts, ideas, and input.

Would you please take a good look at your trees & shrubs near the street/driveway and review whether they limit your view and require trimming or removal?

Thanks to all our HOA Volunteers who make Fairway Boulevard our delightful home. We are always looking for additional help, and please consider stepping up.

It is nice to see residents ensuring that their boat or camper remains on the Boulevard only long enough to service it while golf carts are kept securely in garages.



Please bookmark and refer to our website:

<https://fairwayblvd.com/>

### HOA Board of Directors Meeting Schedule



November 18, 2021 (virtual)

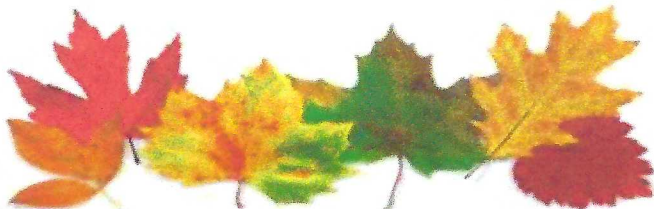
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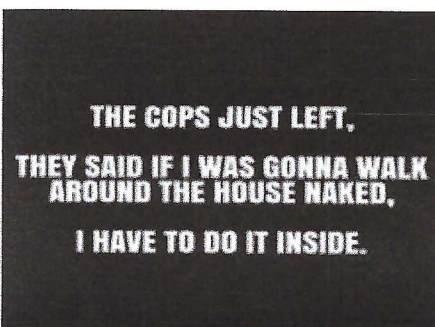
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**"I'm a multitasker - I can listen,  
ignore, and forget all at the same  
time!"**



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a Leash**

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pick up after your pet!



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We are always in need of good books!



Please update your directory details or your  
renter's info via email to:

[infor@fairwayblvd.com](mailto:infor@fairwayblvd.com)



**Get ready to fall back!  
Clocks will change at 2  
a.m. on Sunday,  
November 7, 2021**

**The FBHOA is solely  
responsible for the content  
of this Newsletter.**

# The Fairway "Flyer"

## 2021 "The Fall Colors Edition"

AN INFORMATIONAL NEWSLETTER FROM THE  
FAIRWAY BLVD HOMEOWNER'S ASSOCIATION

### Senior One-Liners

## News and Views!

By Wally

Those delightfully colored leaves are blowing around the Boulevard, a sign of the time. I must take a moment to repeat and remind folks of a couple of essential HOA issues.

1. Our common parking areas are for our guests of Fairway Boulevard residents, not for extended use by residents for additional vehicles or even boat parking. When it snows, it is challenging to ensure these areas are safely cleared if resident cars / trucks remain.
2. Garbage containers **MUST** be returned to your garage or patio areas rather than left on the driveway.
3. Owners need to address overgrown trees and shrubs within their patios and around their property.
4. Speeding vehicles on the Boulevard continue to be a significant concern. 15 mph is much safer. Thank you!

Your Board of Directors continues to confer with City of Kalispell Public Works officials on relocating lift station #9 to our residential community. The City has again changed the proposed design and location. (the new site has been staked out, and photo projections can be found on our FBHOA website). Your FBHOA BOD still awaits a response from the City Attorney over the legality of this proposed utility easement.

We are presently reviewing and addressing a recent Slope Assessment of our Bluff that shows some movement. We have posted the survey results online and discussions with TD&H Engineering who conducted the survey. If you have specific questions drop us a line.

We have mostly completed our repairs and painting for the year, and we sincerely appreciate your understanding and patience as a few repair areas remain. If you identify areas or items that we have missed, please let us know.

*I'm a multitasker - I can listen, ignore, and forget all at the same time!*

Please bookmark and refer to our website:

<https://fairwayblvd.com/>



## Boulevard News

- We extend our thoughts and prayers FBHOA families and friends dealing with the impacts of COVID-19 and other medical issues.
- Our sympathies go out to the families of Margret Nelson of Unit #143 and Oren Reid of Unit 105 on the passing of these long-time residents. We are thinking of you during these difficult times.
- Special thanks to all our **Boulevard Volunteers**: who clean up trash and even trim common area trees and shrubs, maintain our streetlights, care for our flag display, attend numerous meetings, teach tennis or pickleball, work on our repairing courts, prepare newsletters, or just encouraging a neighbor to go for a walk.
- We still have a few residents who do not understand the impacts of their failure to pick up after their pet(s). We do sincerely appreciate all our residents who do a marvelous job cleaning up after your pet. Thank You!
- Some of our snow birds are already leaving the Boulevard, travel safe and looking forward to your safe return.
- We are always looking for FBHOA members to step-up to serve on committees or as a board director. "Alone we can do so little, together we can do so much." Helen Keller.
- Thank a FBHOA Board or Committee member for their willingness to volunteer on our behalf.

## Seasonal Home Maintenance Check List

Below you find a seasonal home maintenance check list. Some of these items are completed by the FBHOA or do not apply but others are important that you complete seasonally. A little bit of extra effort at this times will sometimes save you from considerable head aches later on.



### Home Maintenance Checklist

Staying on top of your home's regular maintenance can reduce the number of costly repairs you'll have to make. Regularly checking your exterior, plumbing, heating and cooling, electrical appliances, and security prevents breakdowns and keeps your home looking its best. Use this list to help schedule your monthly and seasonal updates, repairs, and cleaning. Items may need to be checked more often depending on local conditions and manufacturer suggestions.

MONTHLY		
<input type="checkbox"/> Clean or replace HVAC filters	<input type="checkbox"/> Deep clean	<input type="checkbox"/> Test/inspect each smoke alarm
<input type="checkbox"/> Clean kitchen drain/garbage disposal	<input type="checkbox"/> Unclog drains	<input type="checkbox"/> CO detector & fire extinguisher

SPRING	FALL
<input type="checkbox"/> Clean gutters & downspouts	<input type="checkbox"/> Service heating system
<input type="checkbox"/> Vacuum fridge coils	<input type="checkbox"/> Vacuum fridge coils
<input type="checkbox"/> Clean and/or replace windows & screens	<input type="checkbox"/> Schedule a chimney sweep
<input type="checkbox"/> Inspect roof & siding for damage	<input type="checkbox"/> Put outdoor furniture in storage
<input type="checkbox"/> Sharpen lawn mower blades	<input type="checkbox"/> Fix weather stripping and tear cracks
<input type="checkbox"/> Refinish exterior wood surfaces (e.g. deck)	<input type="checkbox"/> Rake leaves
<input type="checkbox"/> Inspect driveway and other concrete patio	<input type="checkbox"/> Winterize carburetors and hoses
<input type="checkbox"/> Service air conditioning unit	<input type="checkbox"/> Aerate lawn
<input type="checkbox"/> Clean lint from dryer vent	<input type="checkbox"/> Drain sediment from hot water heater
<input type="checkbox"/> Inspect septic tank (if applicable)	<input type="checkbox"/> Clean gutters & downspouts
<input type="checkbox"/> Fertilize your lawn	<input type="checkbox"/> Clean window wells

SUMMER	WINTER
<input type="checkbox"/> Check your home for insect activity	<input type="checkbox"/> Remove screens
<input type="checkbox"/> Vacuum fridge coils	<input type="checkbox"/> Vacuum fridge coils
<input type="checkbox"/> Mulch garden beds	<input type="checkbox"/> Install storm windows and doors
<input type="checkbox"/> Clean kitchen hood and exhaust fan filter	<input type="checkbox"/> Clean kitchen hood and exhaust fan filter
<input type="checkbox"/> Ensure ceiling fans run counter-clockwise	<input type="checkbox"/> Test your sump pump
<input type="checkbox"/> Clean grill and fill propane tank	<input type="checkbox"/> Ensure ceiling fans run clockwise

Revitalize Milwaukee : 840 N. 13th Street, Suite 600 : Milwaukee, WI 53203 : (414) 312-7531 : [freedomrepairs.org](http://freedomrepairs.org)



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## Owners and Renters are reminded

to make sure that garbage containers are returned to their garage or patio (out of sight) and not left on the street or the driveway. **Please make sure that containers are not overfilled as you will be charged extra if garbage ends up on the street or common area.**

Evergreen Disposal will be closed for pick-up for the following holidays:

News Year Day  
Memorial Day  
Fourth of July  
Labor Day  
Thanksgiving Day  
Christmas Day



If our Wednesday service falls on one of these holidays or after the holiday within that week, our service will be delayed by one day.

Current **Evergreen Service Rules** can be found on our website under documents.

## Another Senior One-Liner

*Sometimes it takes me all day to get nothing done.*

## The HOA Board of Directors Meeting Dates:

November 11, 2021  
January 13, 2022  
March 10, 2022  
May 12, 2022  
May 19, 2022, FBHOA Annual Meeting  
July 14, 2022

**7:00 PM at Western Mountains Property Management.**



**Don't Forget to Visit our FBHOA**

**Website!**

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



## **Just one more Senior One-Liner**

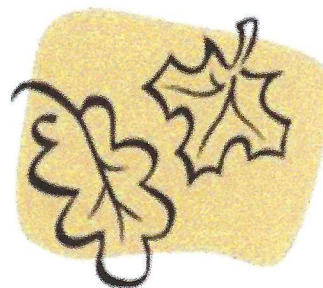
*Losing weight is not working for me, so now I'm  
working on getting taller.*

**Remember, the Boulevard is shared  
with walkers so please "Reduce  
Your Speed Accordingly."**



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### Happy PTLBOTT Day!

(I work at a restaurant outside a national park. Our busiest season is the fall, when the leaves change.)

**Me:** "[Restaurant], how may I help you?"

**Caller:** "Yes, are you outside?"

**Me:** "No, ma'am, I'm in an office. Is there anything I can do for you?"

**Caller:** "Well, do you know when the leaves change out there?"

**Me:** "Yes, they're changing now. They're very beautiful."

**Caller:** "What?! We missed it!"

**Me:** "No, ma'am, the leaves aren't done changing."

**Caller:** "Well, we live in New York and won't be able to make it there today. What day do they change back?"

**Me:** "Um... they don't change back. They fall, like the season."

**Caller:** "Well, when do you put them back on the tree?"

**Me:** \*gives up\* "Er... 'Put The Leaves Back On The Trees' Day?"

**Caller:** "Oh, thank you!"

## The Best 2021 Thanksgiving Jokes

**Who scared the cranberry?**  
The booberry.

**What's a running turkey called?**  
Fast food.

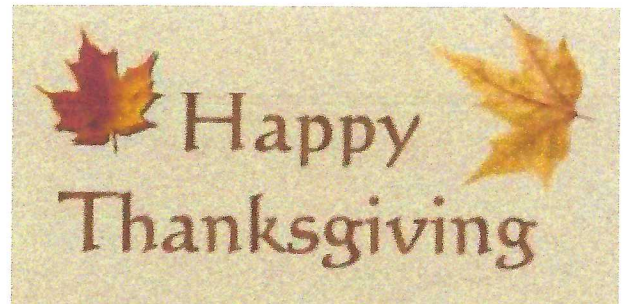
**Knock Knock. Who's there? Dewey.**  
**Dewy who?**  
Dewey have to wait long to eat?

**Why do turkeys gobble?**  
Because they never learned table manners.

**What kind of key can't open doors?**  
A tur-key

**Why do Pilgrims' pants always fall down?**  
Because they wear their buckles on their hats!

**Knock Knock. Who's there? Arthur.**  
**Arthur who?**  
Arthur any leftovers?



**Corrections and additions to the directory or newsletter are always welcomed and appreciated! If you need a new phone directory, let Drew Smith know!**

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## News and Views!

As we close out July of 2021 and look forward to August with some skepticism as usually, this month is when we experience warmer temperatures, less moisture, and increased fire danger especially in our forested areas. Let us all be mindful of what we can also do to reduce those dangers even within our homes by following the American Red Cross **Top Tips for Fire Safety**:

- Install smoke alarms on every level of your home, inside bedrooms, and outside sleeping areas.
- Test smoke alarms every month. If they're not working, change the batteries.
- Talk with all family members about a fire escape plan and practice the plan twice a year.
- If a fire occurs in your home, GET OUT, STAY OUT and CALL FOR HELP. Never go back inside for anything or anyone.

Your FBHOA Board continues to work with the City of Kalispell over the proposed relocation of the Sewer Lift Station # 9 to our residential common area. Our last correspondence was in May in which we requested official clarification of the availability of utility easements to the City under the present plats. We await their response. The preliminary 2022 City budget does include \$2,247,113 for Lift Station # 9 Improvements. I am sure more is to come.

We concluded our initial 2021 Slope Study of our Bluff by TD & H Engineering. This study and comparison with earlier recorded data show some movement of the bluff especially within the middle sections of the bluff, one set of data showed a 2-inch downward movement since 2016. Based on this data, the board has requested a more detailed report that would include some deep subsurface

investigations using specialized boring equipment with corresponding data analyses and installation of sensitive slope inclinometers. This additional investigation does come at a substantial price.

We continue to address our FBHOA Summer 2021 Repairs and Touch-up painting that will follow. We sincerely appreciate your patience and understanding as we work through many individual projects. Our homeowner driveway resealing schedule has yet to be finalized but the common parking areas resealing have been completed.

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## Boulevard News

- Our thoughts and prayers to many FBHOA families and friends dealing with the impacts of COVID-19 and other medical issues.
- Our sympathies to Karlene Lantz of Unit #139 and her family on the loss of her husband Spike.
- Special thanks to all our **Boulevard Volunteers**: who clean up trash and even trim common area trees and shrubs, maintain our streetlights, care for our flag display, attend numerous meetings, teach tennis or pickleball, work on our repairing courts, prepare newsletters, or just encouraging a neighbor to go for a walk.
- We have so many residents who do a great job picking up after their pets, but unfortunately, we still have a few who just do not understand the impacts of their failure to pick up after their pet(s).

- Hello Everyone! Our 25 yr old daughter is a licensed respiratory therapist and has decided to return to school for her nursing license. She will be attending FVCC for the 2021-2022 school year and is looking for a housesitting/rental situation. We would love to have her close by! If any of you would be interested in renting out your townhome in Fairway Boulevard while you're gone for the winter please let us know! She does have a well-behaved, housebroken dog that will be coming with her. Thank you in advance! Jeff and Lauri Wilson, 196 Fairway Boulevard, (406) 249-5605 | (406) 249-4676



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## Owners and Renters are reminded

to make sure that garbage containers are returned to their garage or patio (out of sight) and not left on the street or the driveway. **Please make sure that containers are not overfilled as we are charged extra if garbage ends up on the street or common area.**

Evergreen Disposal will be closed for pick-up for the following holidays:

News Year Day  
Memorial Day  
Fourth of July  
Labor Day  
Thanksgiving Day  
Christmas Day



If our Wednesday service falls on one of these holidays or after the holiday within that week, our service will be delayed by one day.

Current **Evergreen Service Rules** can be found on our website under documents.

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### Senior One-Liner

**Just once, I want a username and password prompt to say "close enough."**

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### Four Signs That It's a Scam by the Federal Trade Commission.

**1. Scammers PRETEND** to be from an organization you know.

Scammers often pretend to be contacting you on behalf of the government. They might use a real name, like the Social Security Administration, the IRS, or Medicare, or make up a name that sounds official. Some pretend to be from a business you know, like a utility company, a tech company, or even a charity asking for donations.

They use technology to change the phone number that appears on your caller ID. So the name and number you see might not be real.

**2. Scammers say there's a PROBLEM or a PRIZE.** They might say you're in trouble with the government. Or you owe money. Or someone in your family had an emergency. Or that there's a virus on your computer.

Some scammers say there's a problem with one of your accounts and that you need to verify some information.

Others will lie and say you won money in a lottery or sweepstakes but have to pay a fee to get it.

**3. Scammers PRESSURE** you to act immediately. Scammers want you to act before you have time to think. If you're on the phone, they might tell you not to hang up so you can't check out their story.

They might threaten to arrest you, sue you, take away your driver's or business license, or deport you. They might say your computer is about to be corrupted.

**4. Scammers tell you to PAY** in a specific way. They often insist that you pay by sending money through a money transfer company or by putting money on a gift card and then giving them the number on the back.

Some will send you a check (that will later turn out to be fake), tell you to deposit it, and then send them money.

### **What You Can Do to Avoid a Scam**

Block unwanted calls and text messages. Take steps to block unwanted calls and filter unwanted text messages.

Don't give your personal or financial information in response to a request that you didn't expect. Legitimate organizations won't call, email or text to ask for your personal information, like your Social Security, bank account, or credit card numbers.

If you get an email or text message from a company you do business with and you think it's real, it's still best not to click on any links. Instead, contact them using a website you know is trustworthy. Or look up their phone number. Don't call a number they gave you or the number from your caller ID.

Resist the pressure to act immediately. Legitimate businesses will give you time to make a decision. Anyone who pressures you to pay or give them your personal information is a scammer.

Know how scammers tell you to pay. Never pay someone who insists you pay with a gift card or by using a money transfer service. And never deposit a check and send money back to someone.

Stop and talk to someone you trust. Before you do anything else, tell someone — a friend, a family member, a neighbor — what happened. Talking about it could help you realize it's a scam.

Report Scams to the FTC

If you were scammed or think you saw a scam, report it to the Federal Trade Commission.

<https://reportfraud.ftc.gov/#/>

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

September 9, 2021

November 11, 2021

January 13, 2022

March 10, 2022

May 12, 2022

May 19, 2022, FBHOA Annual Meeting

July 14, 2022

**7:00 PM at Western Mountains Property  
Management.**



## **Don't Forget to Visit our FBHOA Website!**

<https://fairwayblvd.com/>

### **Another Senior One-Liner**

**Common sense is not a gift. It's a  
punishment because you have to deal with  
everyone who doesn't have it.**

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



### **Term expiration**

President: Leland "Wally" Walbruch	May 2023
Vice-President: Gil Conrad	May 2022
Secretary: Jane Gronley	May 2024
Randy Johnson	May 2023
Craig Coburn	May 2022
Gary Ruppel	May 2024
Ron Trippet	May 2024

### **Fairway Boulevard Committees**

#### **2021-2022**

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

Ron Trippet, Chairperson  
Randy Johnson (#184)  
Garry Thoms (#147 & #153)  
Gary Ruppel (#148)

#### **Architectural Review Committee**

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

#### **Hospitality Committee**

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

#### **Roof Maintenance Committee**

Gil Conrad (#146), Chairperson  
Garry Thoms (#147 & #153)  
Gary Ruppel (#148)

**The FBHOA is solely  
responsible for the content of  
this newsletter.**

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



**Remember, the Boulevard is shared  
with walkers so please "Reduce  
Your Speed Accordingly."**



**Association Address:**

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

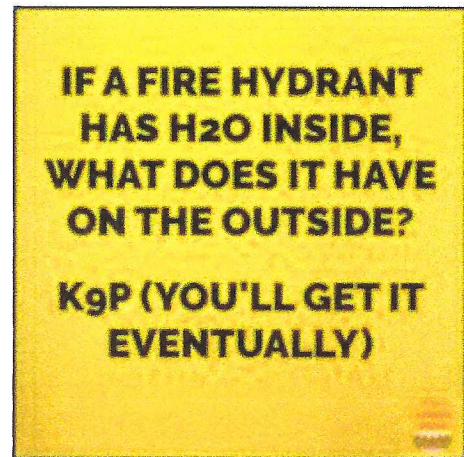
**Property Manager:**

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

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

Telephone: 406-257-1302  
Fax: 406-257-7631  
Cell: 406-253-2840  
Email: [droberts@westernmountains.com](mailto:droberts@westernmountains.com)

**Parking Recreational Vehicles on FBHOA  
Property Overnight is not allowed under  
our CCR's!**



**Do you have a pet?**

**Unfortunately, the FBHOA continues to  
experience issues related to pets. All pets  
are required to be on a leash at all times,  
and owners are expected to pick up after  
their animals.**



**Corrections and additions to  
the directory or newsletter  
are always welcomed and  
appreciated! If you need a  
new phone directory, let  
Wally know!**



# The Fairway "Flyer"

## 2021 Winter Edition

AN INFORMATIONAL NEWSLETTER FROM THE  
FAIRWAY BLVD HOMEOWNER'S ASSOCIATION



### News and Views!

by Wally

I hope this note finds everyone healthy and successfully dealing with our February blast of Winter. Here I thought we were going to escape without using our snowblower this Winter.

First, I wanted to express my thanks to our FBHOA leadership. Over the past ten months, they have guided our many Boulevard activities remotely. The transition did not come without a few hick-ups, but my congratulations to everyone. We probably will remain in this virtual status for our regular meetings until we can be assured of everyone's safety. We will re-assess the situation before our May FBHOA Annual Meeting.

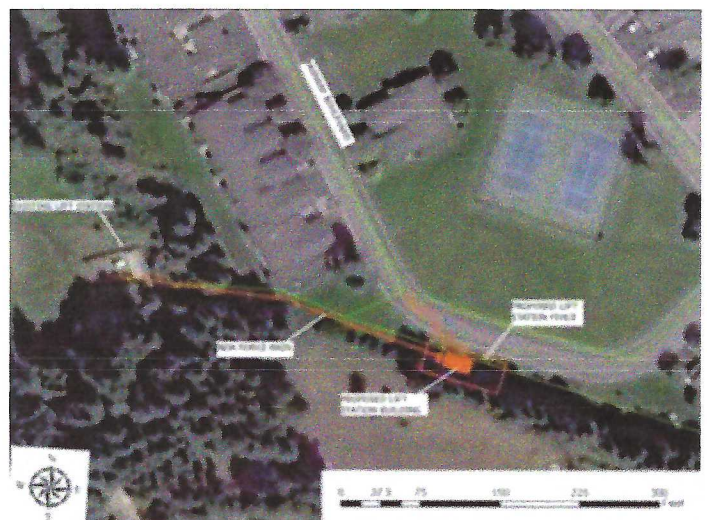
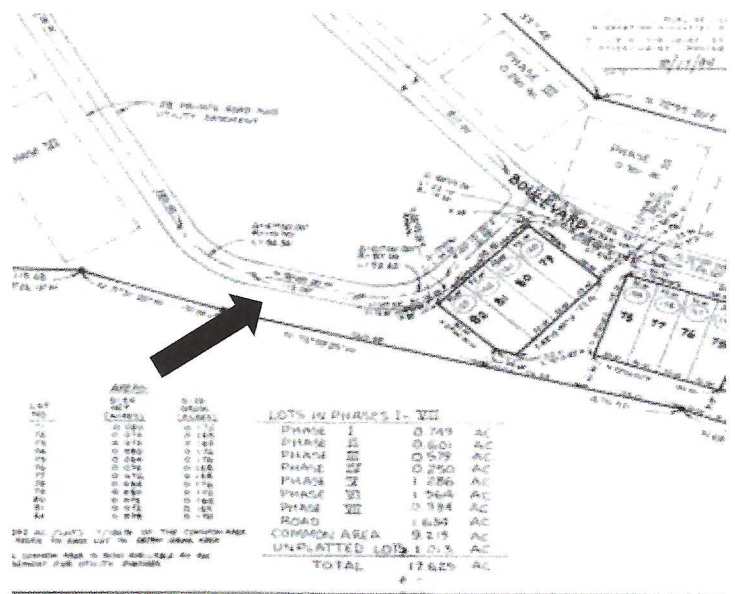


Finally, at the end of December 2020, I was contacted by an engineer for the City of Kalispell. I was informed that the Public Works Department is proposing the relocation of sewage lift station #9 from the bluff base (off the golf course cart path) on FBHOA common area up to our residential area between FBHOA units #162 & unit #182. I have uploaded the documents to our website that were presented to our Board during an early January 2021 Virtual Meeting with the Director of Public Works and both City Engineers for your review. We have learned way too much about Kalispell's Sewage Lift Stations during this fact-finding meeting and research.

The Board is generally opposed to this lift station relocation from a non-residential environment to our FBHOA residential area off of Fairway Boulevard. It is important to note that the present station is outdated and in need of replacement. We have had FBHOA members

express their concerns of sewer smells coming from the present site over the years.

Since that meeting we have exchanged letters and have met with our legal counsel to determine



Plat example and google photo of the proposed site for the relocated lift station

whether the utility easement on the many FBHOA plats afford the City the right to relocate the lift station.

We will continue to work closely with the City of Kalispell Public Works staff and keep you apprised of this proposed lift station relocation status.

We always welcome your input.

<https://fairwayblvd.com/>



## Boulevard News

- Our thoughts and prayers to many FBHOA families and friends dealing with the impacts of COVID-19 and other medical issues.
- Our sympathies to Virginia Olson of unit #150 and their family on the loss of her husband Bill.
- Looking to sell your townhome this spring? My husband and I want to downsize and are members at Buffalo Hill Golf Club – we'd like to have the opportunity to consider purchasing your home (even before it hits the market).  
Contact us at: Dick or Dody Sheremeta  
445 Buffalo Lane  
Somers, MT 59932  
857-2116 (h) or 250-5461 (c)
- Special thanks to all our **Boulevard Volunteers**: who clean-up and trim common area trees and shrubs, maintain our streetlights, care for our flag display, attend numerous meetings, teach tennis or pickleball, work on our courts, prepare newsletters, shovel or rake snow for neighbors, or just encouraging a neighbor to go for a walk; please mask up, social distance and be careful on those icy streets.



## Your Board is committed to the following:

**Vision:** We envision a community that offers a comfortable lifestyle and quality of life and is a desirable place to live and enjoy the benefits of family, friends, and community.

**Mission:** Our mission is to enhance and preserve the quality of life and sense of community through effective and efficient management of the Association, enforcement of rules and covenants to protect property values, and support initiatives and capital improvements that benefit the greater good of the community.

**Values:** In all our activities to achieve our vision and mission, we value integrity, fairness, consistent firmness and common sense, community participation, respect, cooperation, and a sense of community.

### Owners and Renters are reminded

to make sure that garbage containers are returned to their garage or patio (out of sight) and not left on the street or the driveway.

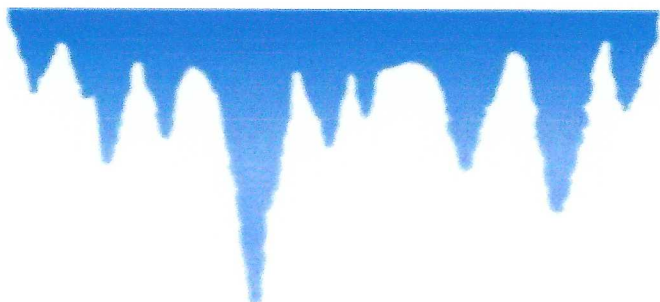


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## Scams Are Going Around!

You get a call from someone claiming to be from the Centers for Disease Control (CDC), offering information about COVID-19. It seems legit, but then they ask for something in return—your Social Security number. Your next move? Hang up.

### Tips to Help Protect Yourself

Scams are always evolving; if you suspect a message or offer may be fraudulent, check the COVID-19 sections of government sites (like the FTC, FCC, FDA, HHS, and FBI), which are updated with the latest scams.

Those agencies suggest the following tips to help keep scammers at bay:

- Avoid the unknown. Filter and block text messages and calls from unknown numbers.
- Research legitimacy. If you receive an offer from a company you don't recognize, do some research to make sure it's legit before buying anything.
- Keep your info close. In the wrong hands, your credit card number can be used maliciously. Please don't give it out unless you're sure you're dealing with a real company or organization. Don't give out your Social Security number or bank account information unless you know who you're dealing with.
- Never click on suspect links. Please open a new browser tab and type in the URL of the company or organization, or call/search for them directly.
- Take your time. Scammers will push you to buy immediately, so you won't have time to figure out they are phonies. Don't play their game.
- Compare prices before buying. Crooks have been trying to gouge consumers by inflating critical goods' prices, like hand sanitizer or even toilet paper.

If you suspect a scam, report it to the National Center for Disaster Fraud Hotline: 1-866-720-5721 or

<https://www.justice.gov/disaster-fraud/ncdf-disaster-complaint-form>. Article by Rich Beattie

## The HOA Board of Directors Meeting Dates:



March 11, 2021

May 13, 2021

May 20, 2021 (Annual)

July 8, 2021

**Via Zoom at 7:00 PM, just let Wally know you wish to attend!**

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Gil Conrad (#146)  
Garry Thoms (#147 & #153)  
Gary Ruppall (#148)

**"Losing weight is not working  
for me, so now I'm working on  
getting taller."**

**Thanks to**



**everyone who shares their  
best read!**



**Remember, the Boulevard is  
shared with walkers so**



**please "Reduce Your Speed"  
accordingly, especially in  
Winter.**

**Association Address:**

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**Property Manager:**

David Roberts  
Western Mountains Property Management  
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because of your  
desire to make it so!**



**Do you have a pet?**



Unfortunately, the FBHOA continues to  
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