

# **The Fairway “Flyer”**

## **It's Our Summer Time 2022 Edition**

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

#### **Fairway Boulevard Board**



#### **Grapples with Difficult Issues**

**covered on 07-14-2022**

- Walkabout Repairs and Touch-Ups continue to be addressed this summer and fall, with touch-up painting probably occurring at the end of August
- Work on the relocation of Sewer Lift Station # 9 will start this fall and continue next spring.
- A new Bluff Slope Report for 2022 will be coming when the data is finally analyzed. Then, the BoD can decide on the next steps and related costs.
- The BoD approved a new Pet Policy. Please review it on our website.
- The BoD approved an updated operational set of bylaws available on our website.
- An extensive discussion on increasing monthly dues by \$100/month to meet our projected financial requirements took place. The BoD is mindful that this is a significant increase but feels we must continue to address our fiduciary responsibilities. We are committed to looking for ways to minimize additional increases. The final action will occur during our September meeting.



- The BoD identified building 101-105 as the next unit for full residing in 2023/2024 and will initiate developing architectural guidance for potential contractors. Also discussed was the possibility of adding building 109-112 while examining extending the term of a future loan to cover additional expenses.
- Many arborvitae bushes on the south side of the Boulevard require removal. Residents will be contacted on specific plans and options.

#### **Our FBHOA Vision, Mission & Values**

**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.



## **Boulevard News**

- We are always mindful of our residents' health and other personal issues. Please keep them in our thoughts and prayers.
- Many thanks to all our volunteers! You make the Boulevard a better place.

### **Summer Safety Tips that will Help Keep your Family and Neighbors Safe** *by Steve Walz*

The summer months are upon us, and while they offer plenty of fun activities, the heat brought by the summer sun can cause problems from time to time. Even if it isn't excessively hot outside, some summer activities can still pose some risks. Try these safety tips for your community to keep yourself, your family, and your neighbors safe this summer.

#### **Stay Hydrated**

Hydration is important year-round, but the extra sweating we do in the summer months means we need to drink more water to stay hydrated. Many experts suggest you drink eight ounces of water before going outside and carry a water bottle with you at all times to continue hydrating throughout your time in the sun.

#### **Time Your Activities**

The sun is at its harshest between two and five pm, so try to plan outdoor activities around these hours. If there is no way to avoid these hours, make sure there is plenty of water and shade around.



#### **Dress for the Occasion**

If you spend a significant amount of time outside, wear breathable clothes. In addition, Richland Health suggests wearing lightweight and light-colored clothing to reflect the heat and sunlight.

#### **Wear Sunscreen**

Kids of the 90s will remember the pop song by Baz Luhrmann extolling the virtues of sunscreen, and he wasn't wrong. Sunscreen protects the skin from the harmful effects of too much sun, including serious burns and skin cancer. Make sure to use an SPF appropriate for the conditions and the age group.

#### **Keep Water Around Fires and Grill**

If there hasn't been a lot of rain in your area, the grass and other vegetation in your neighborhood are likely to be dry, making it more likely to spread a fire if one were to start. If you enjoy an evening around a fire pit or grilling, make sure to follow all fire safety measures, keep water around the fire to put it out quickly, and make sure that the fire is completely out before you leave it unattended.

#### **Keep the Kids Well Lit**

One of the most significant parts of childhood is carefree summers with cool nights and no bedtime. If the grandkids in your neighborhood are staying out past dark, keep them safe by ensuring adequate lighting in your community. If that isn't an option, explore other ways to keep kids safe in the dark, like glowing jewelry or wearable lights.

#### **Don't Forget the Pets**

Pets are an important part of our communities too, but they are sometimes overlooked. Talk with the community and see if there is a place in the community that can be designated as a pet rest area with water and shade for pets on hot days.



## Community Effort

While these and other ideas will ensure that you and your family stay safe this summer, it truly is a community effort. When everyone pitches in, everyone succeeds. So stay safe this summer and enjoy making memories in and outside your home.

## Is It Time to Attend a Glacier Range Riders Baseball Game?



Enjoy Pioneer League Baseball here at Flathead Field. Who are the Range Riders? Inspired by early 20th-century outdoorsmen patrolling the 1.3 million acres now Glacier National Park, the name "Range Rider" has deep regional roots. These wilderness defenders protected and preserved the area from poachers, wildfires, and timber thieves. Their rough-and-tumble role and characteristic toughness influenced the creation of the Range Rider mascot, a mountain goat that can be found roaming throughout the higher elevations of Glacier National Park, and at Flathead Field!

<https://ridgerunbaseball.ticketsocket.com/#/event-list>



## Fairway Boulevard HOA Board of Directors

	Term expiration
Co-President: Gil Conrad	May 2025
Co-President: Ron Trippet	May 2024
Vice-President: Craig Coburn	May 2025
Secretary: Jane Gronley	May 2024
Director: Randy Johnson	May 2023
Director: Gary Ruppall	May 2024
Director: Leland "Wally" Walbruch	May 2023

## HOA Board of Directors Meetings



September 08, 2022  
November 10, 2022  
January 12, 2023  
March 9, 2023  
May 11, 2023  
May 18, 2023, Annual Meeting

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

## 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  
Lauri Wilson (#196)  
Gary Ruppall (#148)  
Kathy Schulte (#117)

### Hospitality Committee

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

### Roof Maintenance Committee

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

## Please Slow Down ... Speed Kills



We have more pedestrian traffic on Fairway Boulevard during the summer months, so be especially mindful of the 15 mph speed limit.

### 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 to respond.

**Telephone:** 406-257-1302  
**Fax:** 406-257-7631  
**Cell** 406-253-2840

Email: [droberts@westernmountains.com](mailto:droberts@westernmountains.com)

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



Are you interested in having your driveway re-sealed this summer?

We will arrange for the bid process for individual owners' driveways. Just let Wally know, and he will add your name to the list. There is no commitment until you accept the bid.

[walbruchsofmt@centurylink.net](mailto:walbruchsofmt@centurylink.net)

**Don't Forget to Visit Our  
FBHOA Website!**

[www.fairwayblvd.com](http://www.fairwayblvd.com)



Philosophy, Poetry, and Art

Growing old is like being  
increasingly penalized for  
a crime you haven't  
committed.

~ Pierre Teilhard de Chardin,  
French philosopher



# **The Fairway "Flyer"**

## **Memorial Day 2022 Edition**

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



During this Memorial weekend, please take a moment to reflect upon the sacrifices that our men and women in uniform have made on our behalf!

### **Fairway Boulevard holds its**



### **Annual Meeting** **May 19, 2022**

President Walbruch opened the meeting, and member Larry McRae, a veteran, led the Pledge of Allegiance, followed by approval of our 2021 minutes. President Walbruch made a statement of prayerful thoughts for members who are experiencing medical difficulties. He welcomed everyone and individually recognized them, and allowed the new members present to introduce themselves. New members since our last in-person meeting:

Melissa Gil & Shawn Stilphen (#115)  
Debbie & Jeff Chuang (#127)  
Roxanne Olson (#129)  
Edward (Mike) & Marilyn Theis (#138)  
Nancy Gilliland (#141)  
Gloria & Sandy Johnson (#142)  
Della Van Aken (#145)  
Dick & Dody Sheremeta (#157)  
Debra & Francine O'Boyle (#161)  
Cyndi Westbrook (#174)  
Roger & Sherri Porch & Ryan & Courtney Thiel  
(#177 & #178)  
Lynn Stevens & David Marney (#185)

Wally then personally recognized and thanked the FBHOA board, manager, and notable members.

An FBHOA quorum was announced with a 77% participation rate, including the mailed proxy/ballots. The HOA financials were reviewed, followed by several questions. President Walbruch shared the "State of the Boulevard" presentation, which resulted in a considerable discussion. If you did not see it, you could view the entire "2022 State of the Boulevard" online at [www.fairwayblvd.com](http://www.fairwayblvd.com)

Nominated for the two open Board positions were incumbent Craig Coburn # 152 and incumbent Gil Conrad # 146. No other nominations were presented. It was moved and seconded that both be elected by acclamation.

Following the annual meeting, a short BOD meeting was held to elect FBHOA Board of Director officers for 2022-2023. The ballot results were Co-President Gil Conrad (#146), & Co-President Ron Trippett (#193), Vice President Craig Coburn (#152), & Jane Wright # 162, Secretary. Congrats to the new officers!





## Please Take Preventative Measures...

It is summertime on the Boulevard, and yes, it is also the time in which home thefts increase around our community.

Some simple preventative measures can reduce the chances of being a target of theft. Close curtains or blinds to prevent thieves from taking inventory of your personal belongings and seeing the home's layout. Keep all personal information (passports, financial statements, etc.) in a locked, fireproof safe or a safety deposit box. Ladders, tools, and any other outside objects that could be used to assist in a home entry should be stored in the garage. Keep garage doors closed and locked. Install motion sensors. These types of lights deter crime. Sign up for a home security system as they are great tools for preventing burglaries.

**Most importantly,** be a good neighbor.

Neighbors can play a crucial role in preventing home thefts; if something looks out of the ordinary, call 911.

### Our FBHOA Vision, Mission & Values

**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.



## Boulevard News

Special thanks to the 2022 Election Committee Chair Elaine Knudson #148 for serving the Association.

Thanks to all the members who attended the Annual Meeting and those who provided a proxy/ballot which ensured a quorum.

Thanks again to Director Randy Johnson #184 for placing our entrance flag display during every holiday period...rain, shine, hail or snow!

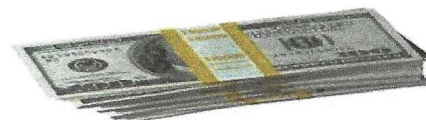
Thanks to the members that have joined Association Committees to have direct input into FBHOA activities.

## FBHOA Board Grapples with Rising Costs

During the Annual meeting, the State of Boulevard presentation made it clear that rising costs for all the services and continuing to replace many roofs that the FBHOA provides must be proactively addressed to ensure future Association viability. The Board appreciates your ideas and thoughts on the next steps.

This week the City of Kalispell announced a possible 33% increase in its solid waste disposal services. We believe our Evergreen Disposal will be the next to raise its rates, seriously impacting our FBHOA.

Over the next few BOD meetings, extensive discussions on our next steps to address these fiscal concerns will occur. We always welcome your input and respect your faith in our financial decisions.





## **Fairway Boulevard CC&R's require Architectural Approval before External Modifications**

The weather is nice, but before you decide that, it's time to upgrade your patio deck... STOP ... and read more below before you begin!

Please be aware that according to our CC&R's prior to 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. Boy, this is a mouthful but important.

Please look at our website for information on how to request approval of architectural changes or modifications.

## **The Boulevard CC&R's restrict the parking of Recreational Vehicles**



The Fairway Boulevard Declaration of Covenants, Conditions and Restrictions (CC&R's) state: "...no trailer, camper, boat or similar equipment shall be permitted to remain upon any lot or within the properties. Golf carts should be stored only at a place designated for such purpose..." (i.e. in your garage). Similarly, all "refuse containers ... shall be prohibited from any lot unless obscured from

view..." so please ensure that garbage containers are returned to your garage or patio.

Our CC&R's outlines responsibilities and restrictions and provides directions for owners and renters living within Fairway Boulevard.

## **Your Board Begins Revisions of our Animal Policy**

After more than 17 years, the FBHOA BOD has begun to revise our Animal Policy to address the current issues better.

## **HOA Board of Directors Meetings**



July 14, 2022  
September 15, 2022  
November 17, 2022  
January 12, 2023  
March 9, 2023  
May 11, 2023  
May 18, 2023, Annual Meeting

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



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

**Term expiration**

Co-President: Gil Conrad	May 2025
Co-President: Ron Trippet	May 2024
Vice-President: Craig Coburn	May 2025
Secretary: Jane Gronley	May 2024
Director: Randy Johnson	May 2023
Director: Gary Ruppall	May 2024
Director: Leland "Wally" Walbruch	May 2023



## **Fairway Boulevard Committees 2022--2023**

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

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

### **Architectural Review Committee**

Ron Trippet, Chairperson  
Lauri Wilson (#196)  
Gary Ruppel (#148)  
Kathy Schulte (#117)

### **Hospitality Committee**

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

### **Roof Maintenance Committee**

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

## **Please Slow Down ... Speed Kills**



We have more pedestrian traffic on Fairway Boulevard during the summer months, so be especially mindful of the 15 mph speed limit.

### **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 to respond.

**Telephone:** 406-257-1302  
**Fax:** 406-257-7631  
**Cell** 406-253-2840

Email: [droberts@westernmountains.com](mailto:droberts@westernmountains.com)

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



Are you interested in having your driveway re-sealed this summer?

We will arrange for the bid process for individual owners' driveways. Just let Wally know, and he will add your name to the list. There is no commitment until you accept the bid.

[walbruchsofmont@centurylink.net](mailto:walbruchsofmont@centurylink.net)

**Don't Forget to Visit Our  
FBHOA Website!**

[www.fairwayblvd.com](http://www.fairwayblvd.com)



# The Fairway "Flyer"

Ides of March 2022 Edition

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



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

We just finished our FBHOA BOD meeting that covered many important topics. Below is just a few:

We continue to work with Kalispell on the proposed Sewer Lift Station relocation within our residential community. We recently provided the City with our architectural committee's review of the proposed plans, sketches, designs, and impacts and responded to a few questions. We have not been provided with a proposed start date. Our architectural committee has been very busy as they also are reviewing the proposed townhouse plans for lots 177 & 178 and recently shared their findings and recommendations with the Board.

We will address several gutter and roof concerns to correct identified deficiencies.

As a follow-up from last year's Kalispell City sewer rate increase, all of you received the proposed Evergreen water rate increase in February. Given the gravity and impact of these rate increases on our FBHOA budget, your BOD has decided to implement a multi-year plan to introduce an irrigation water conservation strategy and remove as much of our irrigation water from Evergreen water as possible, and transition to our FBHOA well. You all can help this process by not tampering/opening any of our irrigation control boxes.

*Wally*



## Our FBHOA Vision, Mission & Values

**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.

## Boulevard News

### 2022 FBHOA BOD Nominations & Elections:



Nominations are now open for two (2) three-year BOD positions and will close on April 15, 2022. If interested, don't hesitate to contact **2022 Elections Chairperson Elaine Knudson** (#148) at 831-325-3224. **Gil Conrad** (#146) & **Craig Colburn** (#152) have indicated that they intend to run again.

We will hold our BOD elections during our **Annual Meeting** scheduled for May 19, 2022, time and place TBA.



Please keep us posted on changes to your email or phone numbers.

No, it is not an April Folks Joke! Do not forget to make appropriate financial arrangements to meet the FBHOA dues increase starting April 1, 2022



Our annual **FBHOA BOD WalkAbout** is scheduled for May 3, 2022, at 1630, to identify external unit issues and paint concerns while examining our common area landscape more closely.

## Beware! The Ides of March Is (or Are?) Coming.



"Ides" is a Latin word of unknown origin, but it is one of three words that Romans used to mark specific days of the months on their calendar: "kalends," "nones," and "ides."

The Roman calendar was dramatically different from what we use today. It had only 10 set months, but the Romans inserted extra months sometimes in a way we found incredibly confusing. The last year before their calendar was reformed is referred to as the "last year of confusion.")

The critical point for us is that their calendar was tied to the moon's phases, and the ides was the date of the full moon and generally marked the middle of the month.

Every month had an ides, not just March. For example, the printer William Caxton referred to the ides of July in a citation in the Oxford English Dictionary from 1483, and that would have been a normal thing to do at the time, just like we'd refer to July 15.

In some months, the ides was on the 13th, and in others, like March and July, it was on the 15th.  
[nationaltoday.com](http://nationaltoday.com)

## I guess it is time for a bit of humor



Operator: 911 what's your emergency?  
Man: A guy was hit by a car, I need an ambulance.  
Operator: What's your location?  
Man: I am on Eucalyptus street.  
Operator: Can you spell that for me?  
Man: Long awkward pause.  
Operator: Sir? Are you still there?  
Man: I am going to drag him over to Pine street and call right back.

**"Spring Forward," Day Light Saving begins March 13, 2022, 2AM**

## Fairway Boulevard CC&R's require Architectural Approval Before

### External Modifications



The weather will soon improve, and before you decide that, it's time to upgrade your patio deck or other external modifications. STOP ... and read more below before you begin!

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 show 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. Please visit our website. <https://fairwayblvd.com> You can download information on architectural controls, which should help you in this process





## Slow Down ... Speed Kills!

Spring Time on the Boulevard,  
pedestrian traffic is always a concern, so be  
especially mindful of the 15 mph speed limit.



### HOA Board of Directors Meeting Schedule

May 3, 2022, BOD Walk-About,  
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

### 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  
Lauri Wilson (#196)  
Gary Ruppall (#148)  
Kathy Schulte (#117)

#### Hospitality Committee

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

#### Roof Maintenance Committee

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

#### 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!**

[www.fairwayblvd.com](http://www.fairwayblvd.com)

### 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?**

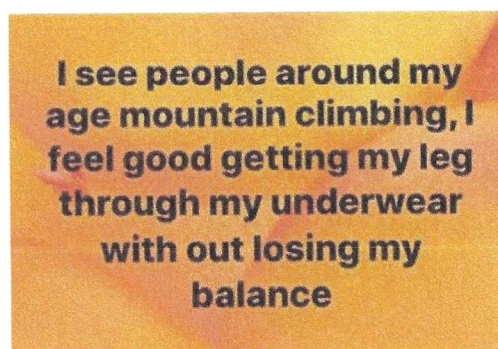
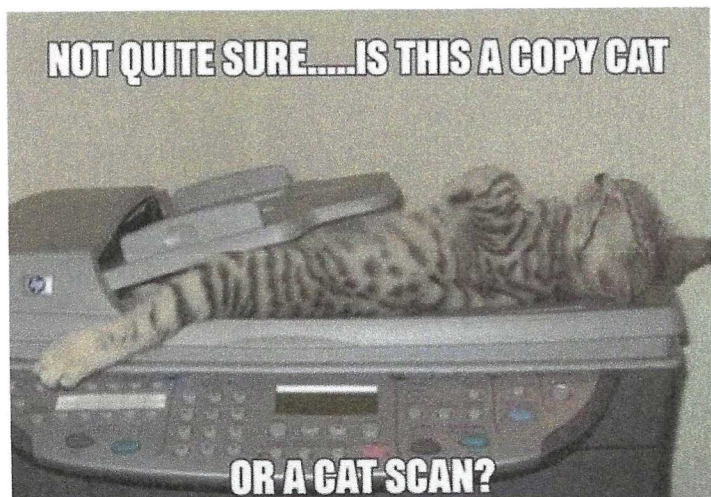
We are always in need of good books!



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

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

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





# The Fairway "Flyer"

Valentine's Day

February 2022 Edition

President's Day

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



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

I just looked over our NorthWestern Energy bill and found our January 2022 Summary of Charges and discovered it to be the highest we have ever paid. I guess it is our new normal, and Vicki & I must navigate this new normal successfully.

Like my family budget is changing, so must our Fairway Boulevard Townhouse Homeowners Association approach to addressing new fiscal issues. Over the past six months, your Board has wrestled with numerous problems requiring careful thought, forward-thinking, and budgetary restraint while addressing significant FBHOA concerns. I am pleased with our Board's approach and thank them for examining future budgeting, cost forecasting, maintaining sufficient reserve funds, and managing potential risk. All will play into successfully working our new normal.

I want to take this opportunity to thank long-time resident **Bob Redinger (#106)**, who recently stepped down from the FBHOA Architectural Committee, for his many years of dedicated service to our community. Organizations like ours successfully operate if members like **Bob** are willing to step up and serve in whatever capacity they feel they can contribute. **Thank you, Bob!** We are pleased to announce that the Board appointed **Lauri Wilson (#196)** to fill the Architectural Committee vacancy. **Welcome, Lauri!**

We continue to work with Kalispell on the proposed Sewer Lift Station relocation within our residential community. We recently provided the City with our architectural committee's review of the proposed plans, sketches, designs, and impacts and await their response.

Please be safe as usually February brings the most of our yearly snowfall.

*Wally*



### Our FBHOA Vision, Mission & Values

**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.

## Boulevard News



**Special thanks** to all our FBHOA Volunteers! We have so many valuable volunteers who accomplish so much from setting up holiday flag displays, holiday lights, streetlight repairs, phone/email directory, website, photo submissions, tennis court repairs & upkeep, pet poop patrol, newsletter development, being a committee member, board member or even shoveling a neighbor's snow-covered driveway. **THANK YOU!**

**Please keep us posted** on changes to your email or phone numbers.

**Welcome** to the new owners of lots #177 & #178; LLC Roger and Sherri Porch & Ryan and Courtney Theil.

**Our first 2022 FBHOA Ladies Luncheon** had an excellent turn-out at the Buffalo Hill Golf Club.

**Do not forget** to make appropriate financial arrangements to meet the dues increase date of April 1, 2022.



### The FBHOA Board Focuses its Attention to the Bluff Area

We have gathered slope study data for nearly ten (10) years on the bluff with no recorded movement until this spring.

After meeting virtually with TD&H Engineering staff while extensively discussing the 2021 Slope Study Survey Data results, which showed some slope movement, the Board decided to conduct an additional slope study in 2022 instead of the usual

3-year period between studies. If the study results show continued slope movement, the Board will discuss engaging TD&H Engineering to conduct a preliminary subsurface investigation and analyze the specific slope movements. This investigation will include a field investigation, laboratory analysis of samples taken, and a complete analysis of the soil properties, which will be used to predict the failure mode at the sites of slope instability. If this extensive slope study is undertaken, it will come at a considerable cost to the Association. Preliminary cost projections are around twenty thousand dollars, and then additional charges for the actual stabilization project would follow.

### I guess it is time for a bit of humor!



It's so sad that nothing is made in America anymore... I just bought a new T.V. and it said, "built in antenna".

I don't even know where that is!!

OLD AGE COMES AT A  
BAD TIME!  
WHEN YOU FINALLY  
KNOW EVERYTHING,  
YOU START TO FORGET  
EVERYTHING YOU KNOW.

Never ever, ever, ever go  
to the horse auction after  
4 margaritas  
Lesson learned.





Happy  
Valentine's  
Day



## Fairway Boulevard CC&R's require Architectural Approval Before External Modifications

The weather will soon improve, and before you decide that, it's time to upgrade your patio deck or other external modifications. STOP ... and read more below before you begin!

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 show 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.

Please visit our website. <https://fairwayblvd.com>  
You can download information on architectural controls, which should help you in this process.



## 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. Unexpected ice under the snow won't let you stop as expected.



## HOA Board of Directors Meeting Schedule

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

## 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  
Lauri Wilson (#196)  
Gary Ruppall (#148)  
Kathy Schulte (#117)

### Hospitality Committee

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

### Roof Maintenance Committee

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

**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!**

[www.fairwayblvd.com](http://www.fairwayblvd.com)

**All Animals Must Be on  
a Leash**

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



Did he see his shadow?



**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)

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





# 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)  
Gary Ruppall (#148)  
Garry Thoms (#147 & #153)

### 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: [droboterts@westernmountains.com](mailto:droboterts@westernmountains.com)

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

[www.fairwayblvd.com](http://www.fairwayblvd.com)

## **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)



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



**HAPPY NEW  
YEAR!**