

The Fairway "Flyer"

Veterans Day-Thanksgiving 2022 Edition

AN INFORMATIONAL NEWSLETTER FROM THE
FAIRWAY BLVD HOMEOWNER'S ASSOCIATION



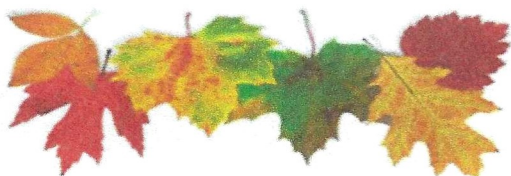
Our FBHOA Vision, Mission & Values

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.



Veterans Day Story...

Veterans Day originated at the end of World War I when at the 11th hour of the 11th day of the 11th month of 1918, the fighting ended with the signing of an armistice. Thank you for your service!



Fairway Boulevard Residents are Victims of a Recent Robbery



On the evening of November 1 or the early morning of November 2, individuals entered an open mandoor of a garage, stealing an automobile, tools, and guns from the garage. This theft is still under police investigation, and any relevant information would be appreciated.

Please take appropriate precautions by locking your doors and windows in your home and garage, even when you're at home. If you see an open garage door, please let the owner know. A little extra caution will go a long way!

If you notice someone outside your building or residence and it seems suspicious, report them to Kalispell Police Department. We did have reports of an older teenage individual visiting various homes trick or treating early Halloween evening, sometimes wearing a mask.



Boulevard News

Again our thoughts and prayers to all who are confronting medical concerns or overcoming other personal issues.

Many thanks to all our volunteers! You make the Boulevard a better place.

Special thanks to Bob Redinger (#106) for his beautiful construction of our new little library. By the way, he also built the original one as well! We are truly blessed to now have two on the Boulevard.

Residents must be **BEAR Aware**. We have had multiple sightings and sizable bear scat left behind. Try to leave your garbage container in your garage until the morning of the pick-up to reduce the human food attraction.

Do not forget the FBHOA dues increase is effective January 1, 2023.

Many thanks to all the hard work of our tennis & pickleball players on the court surface repairs.



HOA Board of Directors Meeting Schedule



November 10, 2022

January 12, 2023

March 9, 2023

May 11, 2023

May 18, 2023, Annual Meeting

Normally 7:00 p.m. 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 Ruppall (#148)

Garry Thoms (#147 & #153)



Architectural Review Committee

Ron Trippet, Chairperson

Kathy Schulte (#117)

Gary Ruppall (#148)

Lauri Wilson (#196)

Hospitality Committee

Jean Sherlock (#197)

Pat Sherlock (#197)

Vicki Walbruch (#134)



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

www.fairwayblvd.com



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

During the fall months, we have more pedestrian traffic on Fairway Boulevard, so be mindful of the 15 mph speed limit.

**Visited Our Two FBHOA Little
Libraries Lately?**



We are always in need of good books!

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

infor@fairwayblvd.com



Winter Prep To-Dos

1. Check the heating system

How does your home stay warm? Whether you have a high-tech HVAC system or an old-school furnace, give it some love. Change out the air filter and test the igniter switch. If it's been a while since a professional has serviced your system, there's no time like the present.

2. Clear gutters

Cleaning your gutters is never fun, but it's also never more important than before the winter months. On a stable ladder, clear out twigs, leaves and other debris. Then flush the gutter with a hose and watch as the water comes out of the downspout. A slow drain could be indicative of a clog. If you notice anything off, detach your downspout to clear it before winter comes.

3. Seal windows and doors

The hotter weather of the summer months can cause the seals around your windows to crack. You might not notice – or even mind – when the weather outside is temperate, but leaks and cracks can leave you facing a chilly home and higher heating bill during winter. As part of your winter home maintenance, feel around your home for any drafts. Recaulk or install weather stripping as needed to keep your home toasty during the months ahead.

4. Switch ceiling fans

The simple flip of a switch can make your home more comfortable this winter. If you have ceiling fans, change their direction to clockwise. This pushes the warmer air that gathers near your ceiling down into the room. This simple swap is key in rooms where you run your fans even in the winter, e.g., if you use your fan for white noise to help you sleep.

5. Check batteries

During the cooler months, you'll likely be running your heater and keeping your windows closed. This keeps your home warmer, but it also poses a danger. Any carbon monoxide leak can quickly become fatal. Before winter sets in, change out the batteries in your carbon monoxide and smoke detectors. It's easy to make sure these key devices have fresh batteries by doing it every time you change the clocks for daylight saving time.

6. Prep pipes

A frozen pipe is a unique brand of terrible. Insulate your pipes to protect yourself against a water shortage or, worse yet, a major flood. Not only will this help keep them from freezing, it will make your home's hot water system more efficient, saving you serious bucks throughout the year. And, if you're leaving town this winter, keep your thermostat at 55 degrees F or above. That way, the radiant heat from your house can keep water moving through your pipes. If you are gone, it is better to shut off your water.

7. Protect patio furniture

You'll likely be using your patio less during the chilly season ahead, so why leave all of your patio furniture out and exposed to the elements? No matter your climate, your winter checklist should include putting some protections in place for your outdoor spaces. Cover patio furniture or move it inside. Alternately, if you have removable cushions, you can leave the sturdier bases of furniture outside but move the cushions that would be more affected by the elements into storage.

8. Clean the fireplace

If you have a fireplace that you use during the winter – whether for heat or just for the aesthetic – this is the time to have it cleaned. This is a must; the buildup in your fireplace is flammable and can pose a serious hazard.

9. Disconnect hoses

Disconnect hoses from their spigots so they don't freeze in place. While you're at it, bring any outside hoses inside the house or garage to store them away for the winter.

10. Prep a storm survival kit

This is especially important if you live somewhere that gets harsh winter weather. Put together a storm survival kit in case of an emergency that includes bottled water, first aid supplies, batteries, flashlights, and nonperishable food.

11. Check outdoor lights

Walk the perimeter of your home and check all your outdoor lighting to be sure it works. Not only do you not want to have to mess with this after the temperature drops, but proper lighting ensures safety. If you don't have outdoor lighting already, now's the time to get some.

12. Prep winter tools

While you're putting away all your warm-weather things, make sure to put your cold-weather things in a place that you can easily access when you need them. Pull your shovels out and make sure your snowblower works and is accessible.

13. Check hot water heater

Now's the time to flush out your hot water heater to remove any sediment. You'll also want to check it over to make sure it's working properly. No one wants to have to deal with ice-cold water in winter!

14. Consider storm doors and windows

While you can always seal your doors and windows, there's also the option of installing storm doors and windows for a little extra protection from the cold. This might be a good option for your winter checklist if you live somewhere that gets very cold.

The bottom line

No matter your climate, getting your home or apartment ready for the colder months can help you shrink your energy bill, be more comfortable indoors and rest easy knowing your space is in top shape. Start tackling your winter checklist today so you can relax when the temperatures drop.

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

**Daylight Saving Time concludes at
2 a.m. on Sunday, November 6,
2022, when the clock will "fall
back" one hour and in theory we
get one extra hour of sleep.**

The Fairway "Flyer"

"Labor Day 2022" Edition

AN INFORMATIONAL NEWSLETTER FROM THE FAIRWAY BLVD HOMEOWNER'S ASSOCIATION



A Note From our Co-President ...

Your FBHOA Board has discussed the need to increase our monthly dues assessments over the past six months. How much are the monthly FBHOA assessments, and what do they cover?

Currently, the dues are \$300.00 per developed lot, and the Board is projecting an increase to \$400.00. No discount is applicable for paying monthly assessments in advance of the date they are due.

The amount of the monthly assessment is established by the Association's Board of Directors based upon its periodic evaluation of the Association's current and future financial obligations. (Ref: CC & R Article III.e.d.5h and By-Laws)

You may ask what our FBHOA monthly dues pay for. Examples of the items funded by the monthly assessments include but are not limited to:

- a. Weekly garbage collection.
- b. Water and sewer service.
- c. Common area lawn care.

- d. Common area shrub and tree care.
- e. Common area electric power consumption.
- f. Common area property taxes.
- g. Liability and property damage insurance for all units.
- h. Sealing or resurfacing of pavement on guest parking pads.
- i. Subdivision entry area sign maintenance and street lighting.
- j. Board of Director's legal counsel.
- k. Meeting room rental (i.e., for Association annual meetings.)
- l. Association newsletter publication and mailing of Association documents.
- m. Association website and email.
- n. Normal periodic maintenance of building exterior surfaces includes re-painting, brickwork resealing, re-shingling, & re-siding.
- o. Removal of snow from common area zones where or when removal is needed.
- p. Common area sprinkler system maintenance, replacement, and well upgrades as needed.
- q. Regular Geotech monitoring of the FBHOA bluff area
- r. Property management and professional service fees
- s. Maintain a reasonable fiscal reserve to cover any unforeseen issue(s)

Be rest assured your Board takes its fiscal responsibilities with the highest regard for your property investment.

Respectfully.



Gil Conrad



**Your Board of Directors is
Committed to the Following:**

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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.

**Fairway Boulevard CC&R's
requires Architectural
Approval Before External
Modifications**

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 concerning surrounding structures and topography by the Architectural Committee..." of the Fairway Boulevard Homeowners Association.

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



**FBHOA Board of Directors
Meeting Schedule**



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 HOA Board of Directors

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|-----------------------------------|-----------------|
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2022-2023

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Randy Johnson (#184)
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Architectural Review Committee

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Lauri Wilson (#196)
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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 be directed to the Property Manager. Please allow 24 hours turnaround.

Telephone: 406-257-1302

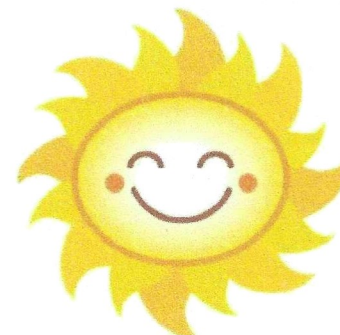
Fax: 406-257-7631

Cell: 406-253-2840

Email: droberts@westernmountains.com



**Get Out and Enjoy the
Montana Sunshine and
Hope for a Prolonged
Indian Summer!**





Slow Down ... Speed Kills

During the summer & fall months, we have more pedestrian traffic on Fairway Boulevard, so be especially mindful of the 15 mph speed limit.

All Animals Must Be on a Leash!



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

Please check out the **NEW** pet policy on our Website!

It's the Fairway Flower...



The Fairway Flower is awaiting the next sponsor for an event. Please get in touch with Vicki Walbruch (#134), 406-758-0170 if interested.

Don't Forget to Visit Our FBHOA Website!

www.fairwayblvd.com

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



Visited our FBHOA Little Library lately?

We are always in need of good books. We hope to have our second library up soon!



**Please update your directory details or
your renter's via email and send them
our way.**

infor@fairwayblvd.com