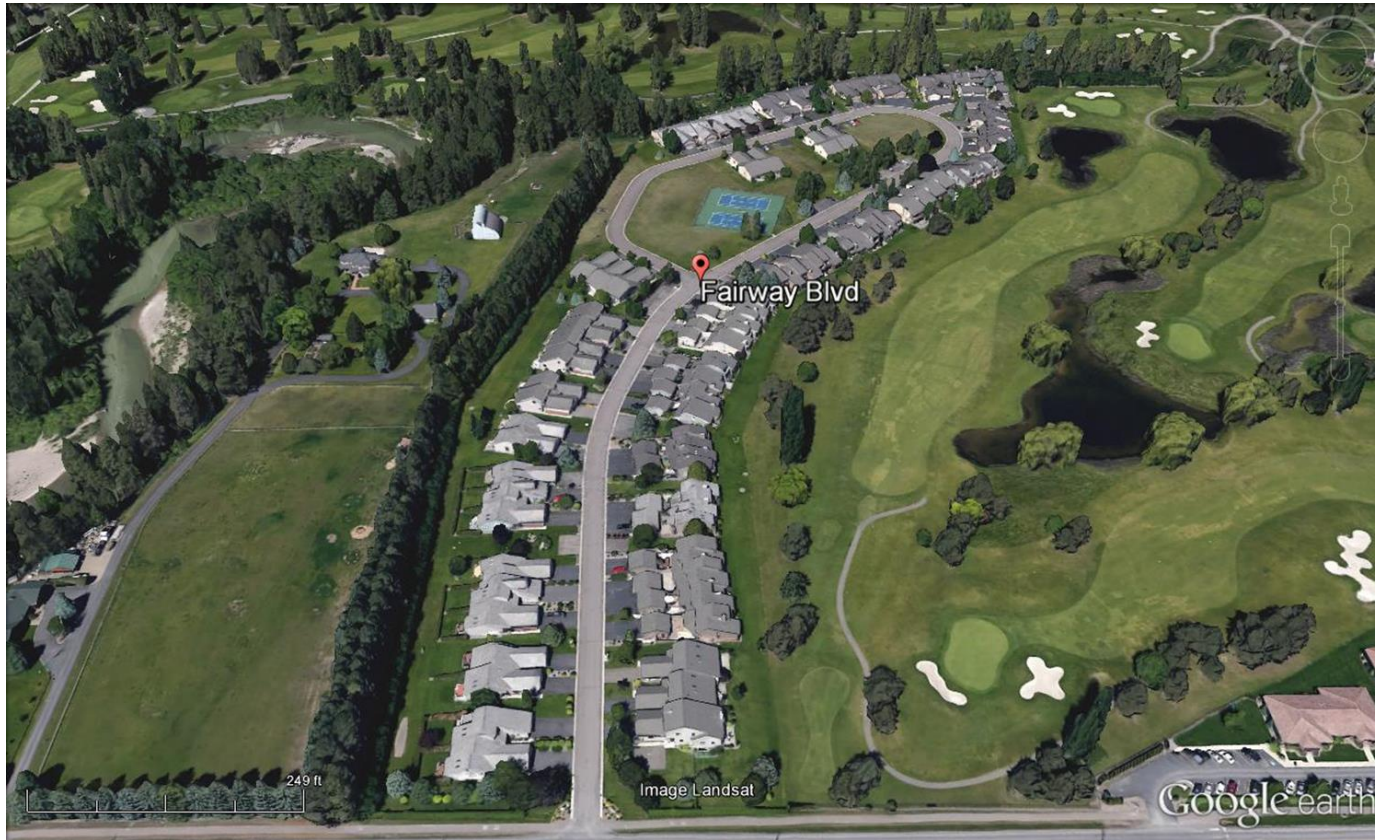




Fairway Boulevard Townhouses
Homeowners Association
State of the Boulevard - 2022

The Vision of the FBHOA Board of Directors



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.

The Mission of the FBHOA Board of Directors



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 preserve and enhance property values, and support initiatives and capital improvements that benefit the greater good of the community.

The Values of the FBHOA Board of Directors



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

Snapshots on and from The Boulevard

By Kjell Petersen (#112)





Kjell Petersen



Nice Kjell!





**Fairway Boulevard
Townhouses Owners
Association
Boulevard Specifics**



Welcome to the Boulevard!

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)

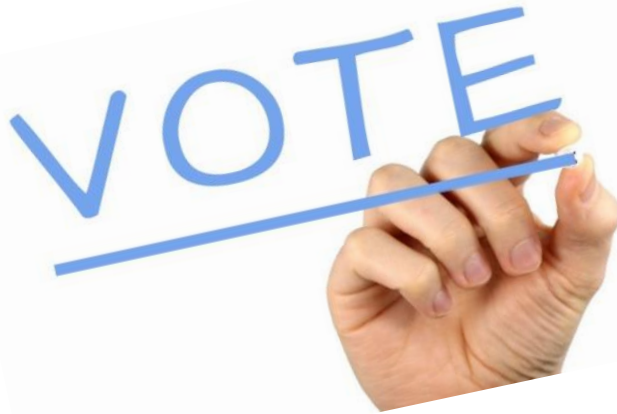
Dick & Dody Sheremeta (#157)

Debra & Francine O'Boyle (#161)

Cyndi Westbrook (#174)

Roger & Sherri Porch & Ryan & Courtney Thiel (#177 & #178)

Lynn Stevens & David Marney (#185)



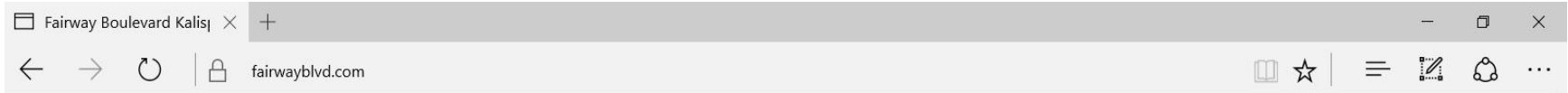
**Thank you for returning
your
Kalispell Public Schools
Facility Use Waiver
&
2022 FBHOA Proxy-Ballot**

Your Current Board of Directors



Fairwayblvd.com

<https://fairwayblvd.com/>



Fairway Boulevard Townhouses Homeowner's Association



**WELCOME TO
FAIRWAY
BOULEVARD
TOWNHOUSES
HOMEOWNER'S
ASSOCIATION**

**We are working on a new FBHOA animal policy
.... A sample section**



II. REQUIREMENTS AND RESTRICTIONS

A. Pet Owners are responsible for the immediate removal and proper disposal of animal waste on all portions of the Common Areas, including other members private property in the Community.

B. Pets shall not be permitted upon the Common Areas unless they are carried or leashed.

C. No pet may be leashed to any stationary object on the Common Areas and left unattended.

D. Pet Owners are responsible for any property damage, injury, or disturbances their pet may cause or inflict.

E. Commercial breeding of pets is prohibited.

F. All pets must have and display, as appropriate, evidence of all required registrations and inoculations.

G. Every female dog, while in heat, shall be kept confined in the Unit by its Owner in such a manner that she will not be in contact with another dog nor create a nuisance by attracting other animals.

Association Architectural Controls



Before



After

**Sample Requests for Architectural Modifications
available on-line from our website:**

<https://fairwayblvd.com/>

Siding Replacement and Siding & Unit Upgrading Efforts



Since 2015 the Association's Siding Replacement and Siding Upgrading efforts continue to focus on units 101-137. The Association completed full replacement on units 121-124 and 134 -137. We completed mitigation efforts on units 113 - 116 & 117-120 for siding upgrades but not full replacement. We will begin to look ahead at units 101-105 & 109-112.

Proposed Roof Replacement

and most importantly how should pay for them?

Units 109-112 (19 years)

Units 121-123 (18 years)

Units 134-137 (20 years)

Units 138-141 (18 years)

Units 154-155 (18 years)

Units 156-159 (17 years)

Units 160-162 (20 years)

Units 169-174 (19 years)

Irrigation Upgrades and Maintenance



In 2018 we concluded the Fairway Boulevard irrigation system upgrade after a four-year project. Irrigation system maintenance & repair remains a priority.

Let's Conserve!

Now in 2022 as the costs of city water & city sewer have skyrocketed, we will begin an irrigation conversion from Evergreen water to our Association well water and will initiate a more aggressive irrigation water conservation plan by utilizing solar syncs.



Let Us Talk Evergreen Water & Kalispell Sewer



We have 51 Evergreen water meters of various sizes on the Boulevard, 45 of these provide water for household use and then we are assessed for sewer charges by the City of Kalispell. 6 Evergreen Water meters are currently dedicated to irrigation.

Based on the proposed rate increases we expect beginning March 2022 a 25% increase in our water costs and a 30% increase in irrigation water based on meter size starting March 2022.

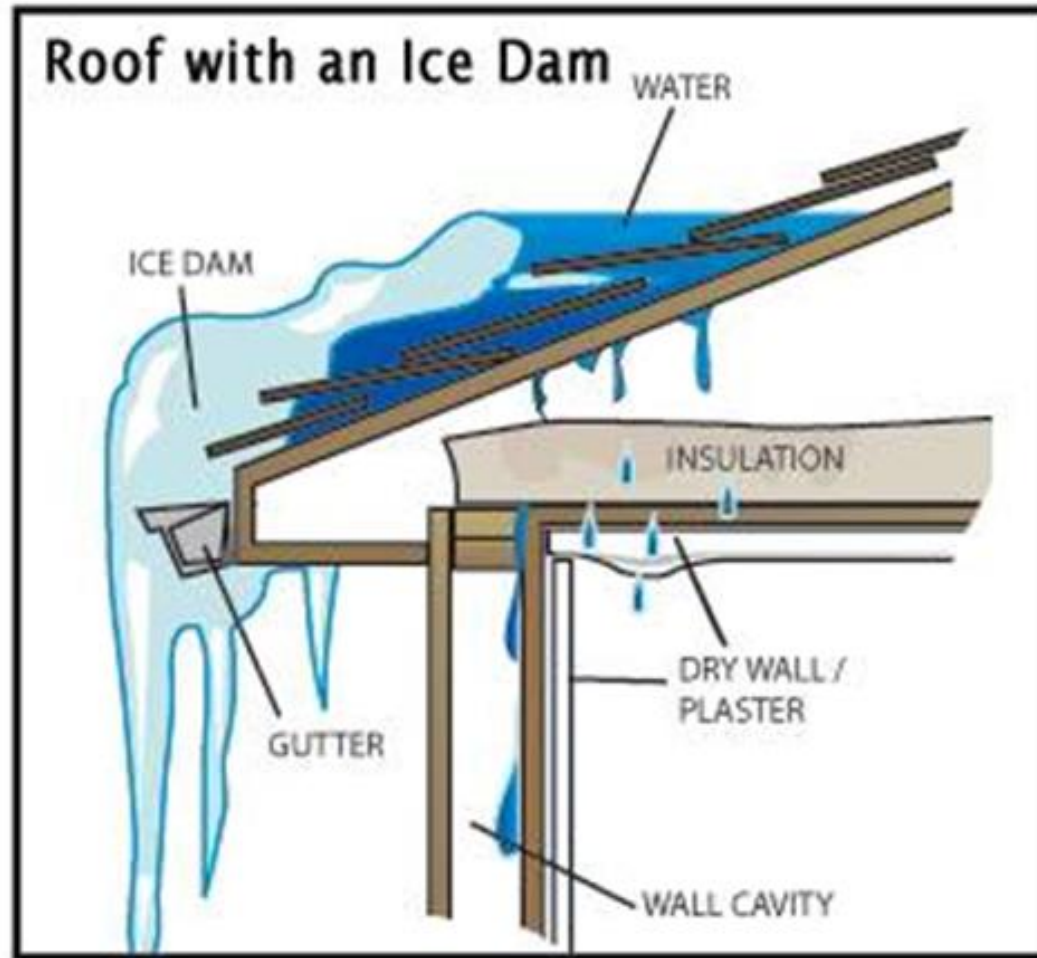
Then last Tuesday evening the City of Kalispell...

Our 51 Evergreen water meters are now assessed by the size of the meter and the water usage. We have 2 x 2.0-inch meters, which the cost went from \$6.33 per month to \$13.23 with a constant usage level cost, 17 x 1.5-inch meters from a \$6.33 rate per month to \$10.40 with a constant usage level cost, 4 x 1.0-inch meters from a rate of \$6.33 per month to \$8.03 with a constant usage level cost and 28 X .75-inch meters from a rate of \$6.33 per month to \$7.09 per month.



All of this translates from a meter cost of \$327.50 per month to \$433.90 per month as 25% increase not including the actual cost for the water of \$1.28 per 1000 gallon per meter.

We Need Your Help With Ice Dam Issues!



What can we do to prevent Ice Dams - Water Damage?

- **Conduct an evaluation / assessment of your home by examining the pipes below your sinks, behind the washing machine, the hot water heater, your water softener and outdoor faucets for leaks or dampness**
- **Ensure that your gutters and downspouts are clear and clean**
- **It's best to remove snow from a heavy snowfall immediately to help prevent the buildup of ice dams later. A roof rake can be the right option for sloped roofs because you can remain on the ground and still remove snow. Of course, if you're unable to easily reach the roof, or just unsure about your ability to do so, ask a roofing professional to do the job.**

Install heating cables in your gutters or on your roof.



Stopping ice dams is simple, in principle: Just keep the entire roof the same temperature as the eaves. You do that by increasing ventilation, adding insulation, and sealing off every possible air leak that might warm the underside of the roof.

Most importantly, if you are away during the winter make sure your water is shut off and please have someone regularly check your home or do it remotely.

Become a Member of a FBHOA Committee!

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)

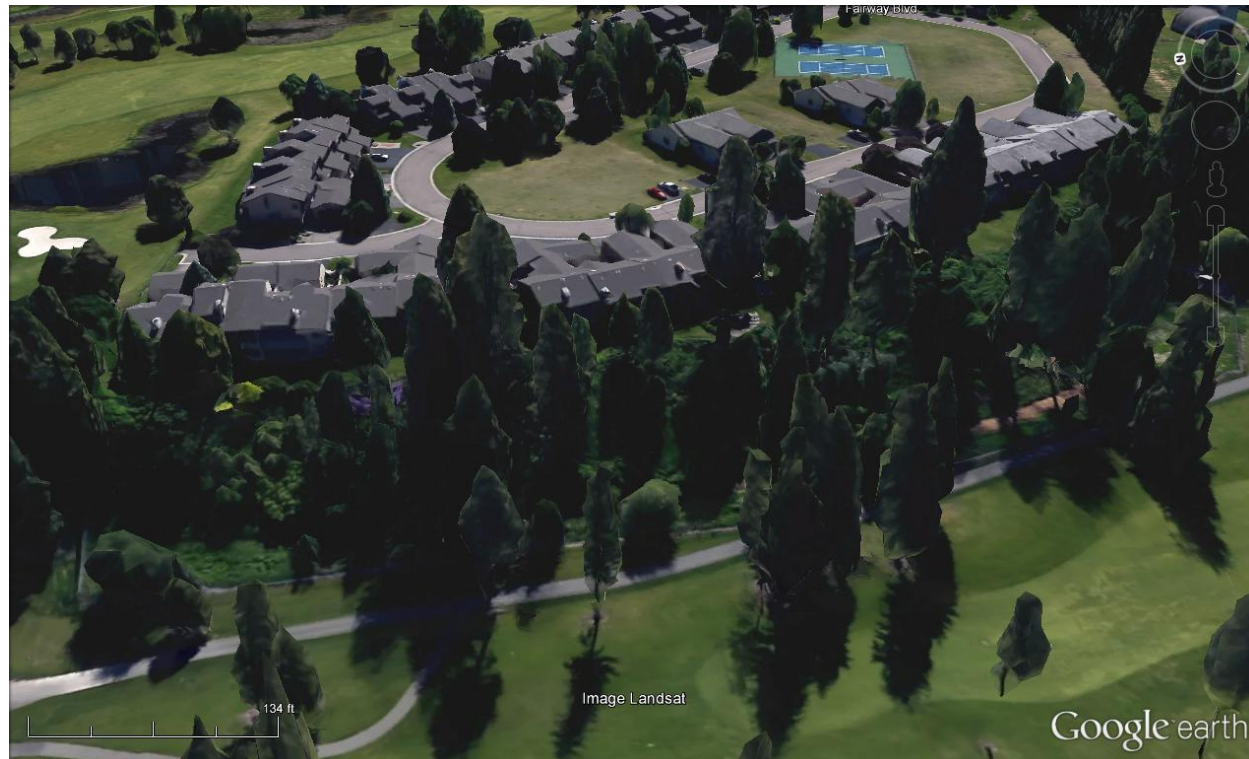
Garry Thoms (#147 & #153)

**Fairway Boulevard is a city street
that many people still walk on.
Please slow down!**



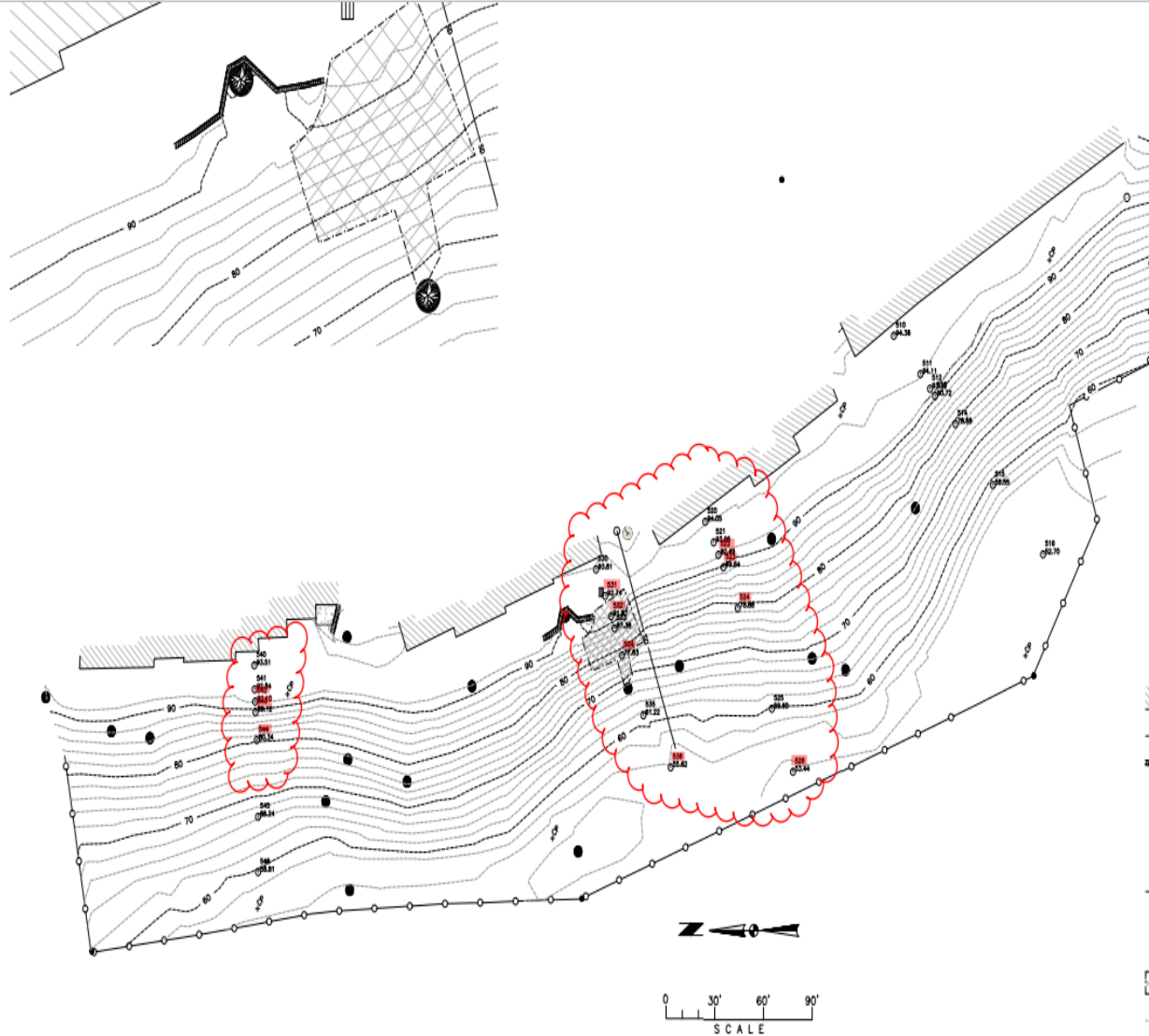
Bluff Management & Stabilization Plan

In 2011 we fully implemented the *2009 Slope Stability Report* recommendations and have been following a management plan of fire fuel's reduction, enhancing plant species conversion and monitoring slope stability.





Slope stabilization is a critical component of our Bluff Management & Stability Plan. Since the fall of 2013 we have had our slope mapped for slope stability by TD & H Geotechnical Engineering. Unfortunately, during our April 2021 study movement was detected in a couple of areas. Note the next slide.



LEGEND

- BUILDING
- CHAIN LINK FENCE
- RETAINING WALL
- CONCRETE SIDEWALK
- MANHOLE
- DRAIN INLET
- 12" PVC DRAIN PIPE
- CONIFEROUS TREE
- DECIDUOUS TREE
- LAID OVER CHAIN LINK MAT
- CONTOUR LINE - 2FT. INTERVAL
- CONTOUR LINE - 10FT. INTERVAL

		REV	DATE
DRAWN BY: RJS DESIGNED BY: QUALITY CHECK: NOVEMBER 2014 DATE: K14-000 001 JOB NO.: K1055 FILE NUMBER:			
AIRWAY BOULEVARD SLOPE STABILITY STUDY KALISPELL, MONTANA		PHASE I - TOPOGRAPHIC SITE SURVEY	

The Board will conduct another Bluff assessment this summer to determine next steps

Each year our General Maintenance – Lawn Care Committee conducts a complete examination of the bluff area and recommends specific fuel's reduction and plant species removal and conversion.



We are so pleased to see many residents making improvements like new decks, new driveways and sidewalks, and improving their footprint by removing older shrubs, adding new shrubs, rocks & plants! Cutting down an overgrown shrub on the street usually improves the safety of a neighbor backing out of their driveway.



The City of Kalispell's Proposal to Relocate Sewer Lift Station #9

In December of 2020 we were notified that the city was considering relocating sewer lift station # 9 from the base of the bluff to the residential area of Fairway Boulevard.

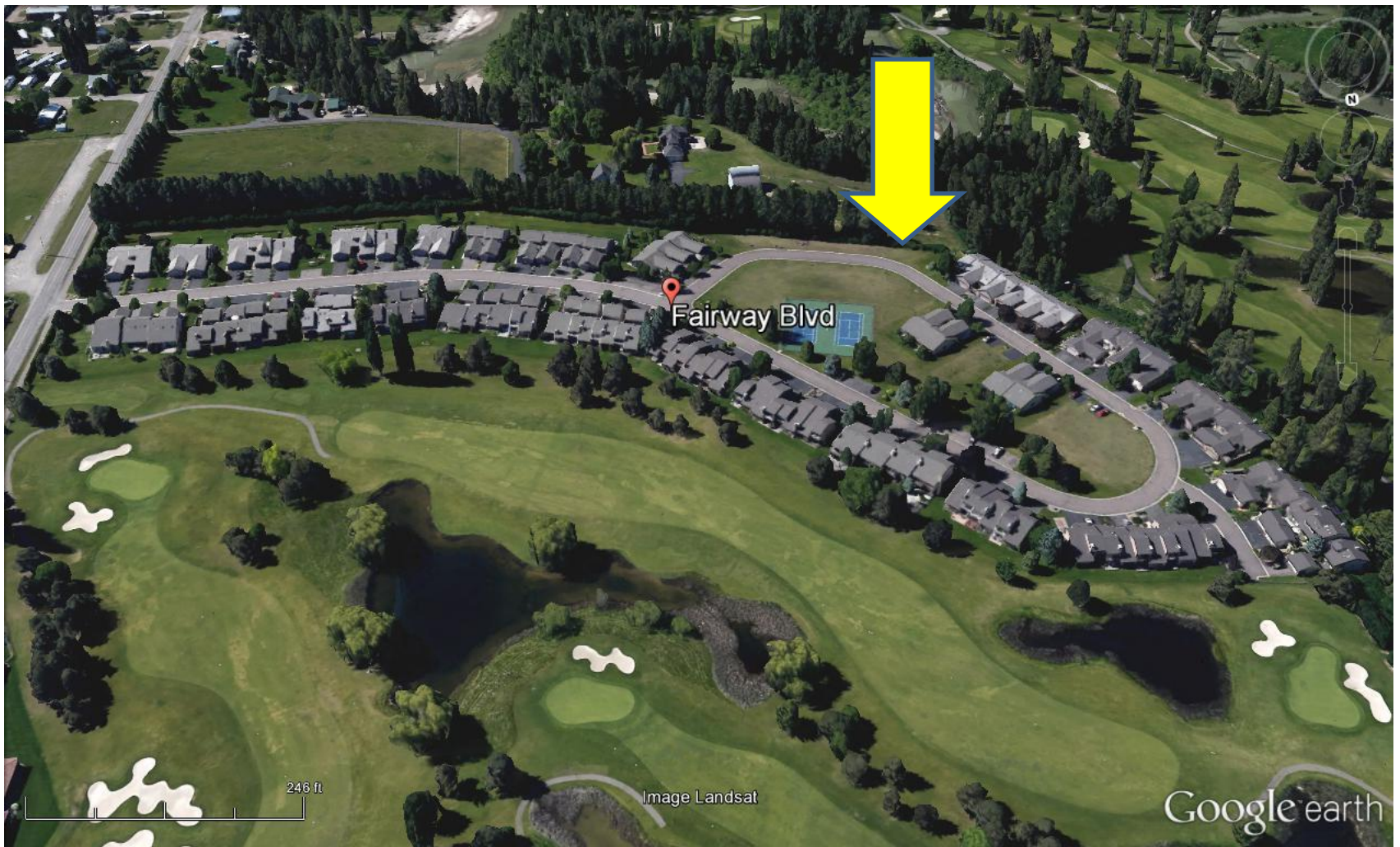


We are continuing our discussions with the City of Kalispell...

To date, your board has met virtually with Public Works officials on multiple occasions and experienced numerous changes. We have exchanged letters, held virtual meetings with the City Attorney and recently held another meeting with Public Works officials as they wanted to use the lower portions of our bluff to move heavy equipment to the old sewer lift site to facilitate its demolition. This will NOT happen!

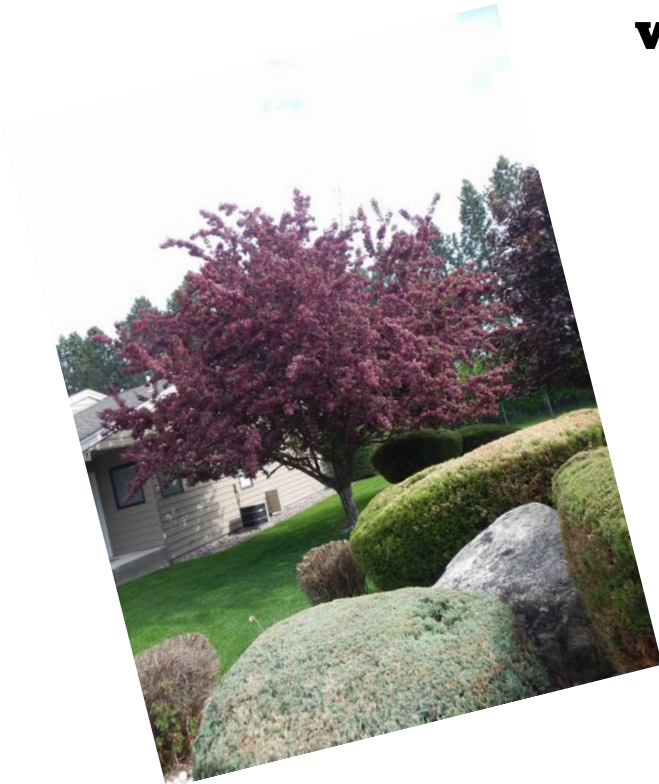
Latest Proposed Mock-Up View of the sewer station on FBHOA Common area





Landscaping Upgrades & Tree Removal

**We have beautifully landscaped areas and wonderful trees...
but 2022 brings continued landscape upgrades with
proposed rock replacement, tree spraying and trimming or
tree removal / shrub replacement or removal. We always
welcome your ideas!**



Please Help Us!!

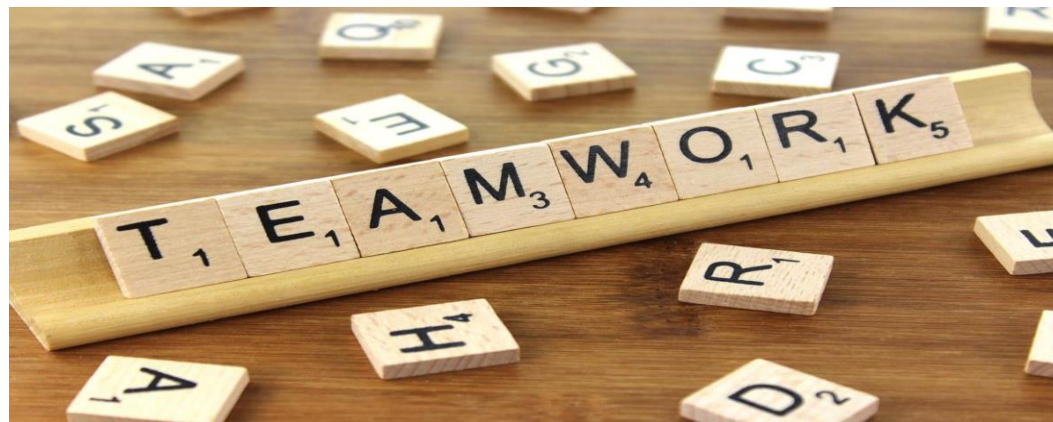


Each Year our Board of Directors conducts a “Walkabout of the Boulevard” to examine the condition of the exterior of our units, status of trees, shrubs, landscape and then determine next steps.

This year we conducted it early on May 3, 2022, to jump start our seasonal repairs.

It is always extremely helpful if we have direct owner input on what you feel needs to be repaired or repainted.

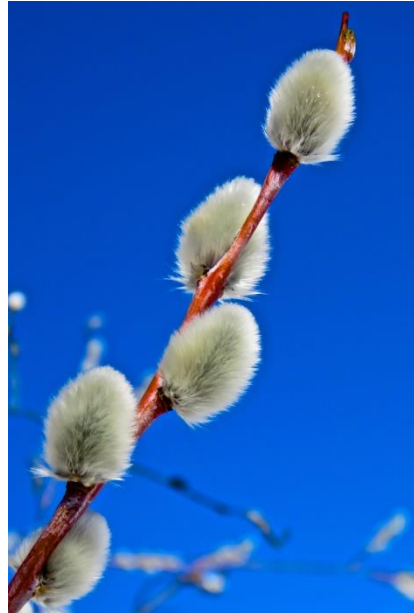
We would like to express our thanks to our many Boulevard Volunteers. Serving on our many committees, clean-up and trim common area trees and shrubs, maintain our streetlights, care for our flag display, attend numerous meetings, teach tennis or pickle ball, work on our courts, prepare newsletters & website, shovel or rake snow off a roof for neighbors, plan FBHOA social events or just encouraging a neighbor to go for a walk.



Life is “Good” on the Boulevard



At least for some...?





**Even with
the SNOW!!!**

Take Advantage of These....



Our “Little Library”

Our “Fairway Flower” Events !



The background of the slide is a photograph of a golf course. In the foreground, there is a lush green lawn. In the middle ground, there are several trees, including a prominent weeping willow on the left. In the background, a rainbow is visible in the sky, which is filled with white and grey clouds. The overall scene is bright and colorful.

**Thank you again for
joining us this
evening!**

Questions?