

Minutes from our Fairwood Village HOA Meeting on May 5, 2025

Present: John Griffith, Sheri Griffith, Charlie Mayfield, Katie Postlewait and Dave Cunningham.

Meeting called to order at 10:10 a.m.

Charlie moved to accept the minutes from our March 6 meeting, Katie seconded, and the motion passed.

Financial: The board reviewed our finances.

Old Business

Landscaping: The board will seek out bids from new landscapers in Q3.

Roads: John and Charlie met with two supervisors from Lakeside Industries, a large paving company that did the past repairs to our Dogleg catch basins, as well as hot sealing cracks. We've met with them several times in the past and gotten bids to overlay Par 4 and Dogleg. In looking over the roads this time, they said they "really didn't look too terribly bad for being over 25 years old, but sooner or later they'll need overlays to preserve them. If you wait too long and the road surface starts to crack and crumble, it's too late to overlay and the road would have to be rebuilt and totally repaved. That would be very expensive. You don't want to do that."

They discussed a couple of possible new options and said they'll research and get new bids for us. Our reserve study analyst recommended overlaying our roads two years ago, which is certainly a conservative approach but nevertheless another point of view. Continuing to build our reserves is critical to be able to afford the overlays when we'll need them.

Homeowner information: John said all current and potential new homeowners should have access to our HOA and CCR rules. He will see that new homeowners will get hard copies of those documents, and he will also see that our website will have those documents online.

Fire Safety Task Force: Dave said he will contact Robert Wittenberg, the Community Risk Manager for East Jefferson Fire Rescue, and make an appointment for Wittenberg to visit Fairwood Village and give us guidance on how we can make our neighborhood safer from potential fire risks. Charlie asked that we arrange that visit on a Tuesday, Thursday or Friday so he will be able to attend.

Dogleg parcel locker problem: The key issue has been resolved.

Website: John will give the names of our board members to Mara, our website designer.

New Business

Charlie drafted a new version of our No. 1 Common Area rule. Charlie moved that the rule be accepted, Katie seconded the motion, and the vote passed. Here is the new version of that Common Area rule:

Fairwood Village Association

Fairwood Rule #1

Common Area Policy

Update Approved by FVA Board May 8, 2025

1. No homeowner may enter the Fairwood Village Association (FVA) common areas to landscape, plant, construct, or in any way modify common area property or vegetation without first having an approved FVA Common Area Modification Application.
 - a. The FVA Board of Directors has the sole authority to approve or deny approval for any work or requested project in its common areas.
 - b. The SBCA and SBCA ARC have no authority over Fairwood's common areas. (SBCA CC&R's Section 5.5)
2. Homeowners must submit an application to the Fairwood board to trim or remove trees, cut back blackberries or other noxious vegetation, remove excessive underbrush, or plant vegetation in the Fairwood common area. The Board will consider the scope of work being requested, as well as comments or concerns from neighboring homeowners in reviewing the application.
3. Projects to enhance or extend homeowner landscaping are not permitted.
 - a. Construction of manmade structures such as steps, retaining walls, patios and flowerbeds are not permitted.
4. Prior FVA common area project approvals or violations will not set a precedent for future common area applications.
5. The FVA Board will use the attached Jefferson County aerial photo and tax parcel overlay to reference homeowner and common area lot property lines.

[https://jeffcowa.maps.arcgis.com/apps/webappviewer/index.html?](https://jeffcowa.maps.arcgis.com/apps/webappviewer/index.html?id=3c6ec109489b43b18196b0a6b89398c2)

[id=3c6ec109489b43b18196b0a6b89398c2](https://jeffcowa.maps.arcgis.com/apps/webappviewer/index.html?id=3c6ec109489b43b18196b0a6b89398c2) , Basemap Gallery overlay "2021 1M 6"

- a. This County mapping is not a survey. It may or may not show exact property boundaries. However, it is the best resource the Fairwood board

has found to date to delineate property lines. It will therefore be used in the absence of a professional survey.

- b. A legal survey is required to determine an exact property boundary and may be requested at homeowner expense.
6. Representations of property boundaries by current or prior Fairwood owners or realtors are often incorrect. Only the County map referenced above will be used by the FVA board to determine homeowner lot and common area property boundaries.
 - a. Rebar markers and stakes are not accurate and in many cases by been placed or moved by previous homeowners.
 - b. If a homeowner disagrees with the lot boundaries shown on the Jefferson County map, he/she/they may have a survey done at their expense by a certified surveyor to establish an actual property line.
 7. Ignoring this policy and modifying any part of the Fairwood common areas will require immediate restoration of the affected common area property.
 8. Ignoring this policy may also result in fines and legal actions.

Herling walkway: Jon Herling submitted a front-yard landscaping plan for approval. Charlie moved to approve the project, Dave seconded it, and the motion passed.

The Mayfields submitted a request to paint their house a different color (a shade of green). Katie moved to approve the request, Sheri seconded, and the motion passed.

Fairwood Village Summer Potluck and BBQ will be on Saturday, August 23rd at 4:30 pm at the end of Dogleg. Mark your calendars!

The board also recognized appreciation for Rob Hamilton, who refinished the bench near the mailboxes, and also recognized appreciation for all those who donated money and time for the work party to clean up the garden area at the top of Dogleg Lane.

Meeting was adjourned at 12:15 p.m.

Minutes respectfully submitted by Dave Cunningham