

# WELCOME TO THE NEIGHBORHOOD!

The Fairwind Farms Homeowners' Association Board would like to welcome you to the neighborhood. Please check out our website located at [www.fairwindfarmshoa.org](http://www.fairwindfarmshoa.org). Here you will find the latest newsletter, covenants, and other helpful information. Below is some information about our neighborhood.

## **HOA Board**

Fairwind Farms has an active volunteer Board of homeowners within the development. We have various committees as well so if you'd like to get involved, please contact the HOA President. The Board is responsible for contracting to various vendors for and including maintenance, accounting, covenant enforcement, community events, and much more. Contact information is available on the HOA website and on Facebook.

## **Annual HOA Dues**

Each homeowner is responsible for paying dues by January 1 each year. Dues are currently \$80.00 a year. Dues notices are mailed in late November each year. An 10% late fee is assessed annually to late payments after the due date. The HOA has a Late Fee and Collection Policy within its covenants. The first year homeowners move in, the closing company will prorate the yearly dues until 12/31. If the closing date is in November or December, we also ask closing company to collect the next year's dues at closing. This money will be sent directly to the HOA. In future years, homeowners are responsible for their annual dues. Mortgage companies and banks do not pay HOA dues. It is the responsibility of the titled owner to pay the HOA dues regardless who occupies the home. Any questions regarding dues should be sent to the HOA .

## **Covenants**

We are a covenant community. All homeowners are responsible for reading and following the covenants. By accepting title to your home you have accepted responsibility to abide by the covenants. The covenants and by-laws can be found on our website where these can be printed off anytime. Homeowners will be given written warning if a covenant violation occurs and given a timeframe to resolve the issue.

## **Annual Meeting of Members**

The annual meeting of the members is held on the second Wednesday in May at 7:00pm. Notices will be sent to owners prior to the scheduled meetings.

## **Architectural Committee**

We encourage you to make improvements to your home; we find this to be the fastest way to increase the value of your property. Please contact our Architectural Committee through the HOA to review your plans and request approval . Fences, decks, additions, sheds, satellite dishes and flag poles are among the most common improvements that require approval. The Covenants contain more specific information. We also are responsible for two sediment ponds within our development.

### **Community Trash Service**

Trash collections services are privately contracted and the responsibility of each homeowner.

### **Landscaping**

Please review covenants and by-laws for various suggestions regarding landscaping.

### **HOA Communications**

The HOA delivers several newsletters a year to each homeowner which includes upcoming community events, community policing info, and changes in the HOA. We use the newsletter, Facebook and our website, to communicate with homeowners.

### **Amenities**

Our tennis court, ball field, and two circles are for the enjoyment of all homeowners. Enjoy them and help us keep them beautiful. Please curb all pets.

We again welcome you to our neighborhood and encourage you to contact us with any questions, concerns or any interest to volunteer at any of our events. Together, we can make our community better.

Sincerely,

*Fairwind Farms HOA*