

Budget / Quarterly Payments / Late Fees

Quarterly payments are due on the 1st of October. **Please mark your calendar now.**

***** If you have a problem keeping up with the maintenance fees and assessments, please get in touch with us. We have been working with several owners who are suffering temporary setbacks, and are on payment plans. If you ignore the situation and just stop paying the fees, you will only compound the problem by incurring late fees, interest charges and attorney costs. *****

Newsletter Distribution

Most of you receive your copy of the quarterly newsletter via "snail mail". If you would like to get on the Email distribution list, just drop a note to me at smith.art@verizon.net and I'll be happy to add you to it. ** Please note that the website we have been moved to a new location. The newsletters are now available at www.pacc1.com on the Condo C / Fairway Point web page.

Board News

The next Board meeting will be at the end of the summer, on October 18th.

Buildings

We had some buildings cleanup in April. The gutters and downspouts were done in the first week, and the roofs, buildings and perimeter walls were done starting in the third week. We finally have gotten our "normal" summer rains, and everything is looking great.

Message from the President

Last year, in order to graciously accommodate my calendar, the Board agreed to have our annual budget meeting in October, instead of the traditional meeting in November. This year, in a return to past procedures, we will have our annual budget meeting on the second Thursday of November. The owners will receive a copy of their projected 2019 budget, their 2019 maintenance requirements and their 2019 reserve obligations well in advance of the 30 day window required by statute.

That being said, we plan on having a "hello" and "welcome back" meeting on the second Thursday of October, and as required, we will post the agenda for said meeting prior to that date.....if you are in the area, you should make every effort to attend and participate...we will be discussing major issues that affect every owner, going forward.

This board has fulfilled the greater majority of its' agenda for 2018.....a new cable contract, driveways for a couple of phases, new lighting sconces for a couple of phases, refurbishing of pools and replacement of heaters and pumps, pressure washing, new gutters installed where needed, designated tree removals and new plantings and a clean financial audit.....in all, a very busy and productive year.....

Your new budget will reflect the continuation of these programs, with an emphasis on beautification.....

CONDOMINIUM 'C'

Fairway Point
Newsletter

September 2018

So I wish to take this opportunity to personally thank Frank Wester, Todd Johnson, Ellie LeBlanc, Dianne Lieberwitz and all of the ancillary volunteers, who have had a hands-on, can-do, attitude and approach in keeping Fairway Point, and your investment, as safe and secure as possible. I also wish to give a personal round of applause to Larry Hayden for being there, day in and day out. He has done wonders with what we gave him to work with.....

So much for the good news.....

This year marks the end of term for three members of the board....a fourth member has made the decision to resign at the end of the year.....I would say three (3), but the fact is that you have four (4) potentially empty seats, maybe even five (5) when this year ends.....

Simply put, if the owners do not step up and take their responsibility for the ongoing structure of this board, at this time, there will not be one.....and we will be forced into full-time professional management.....

This may not sound like a terrible thing, but it does have it's ramifications.....NO BOARD=NO SIGNED CHECKS=LOSS OF SUPPLIERS=WEEDS AND LOSS OF SERVICES.....just be aware that it will limit your access to volunteers on campus, you will lose the dialogue with people who have a vested interest in Fairway Point and will put a very healthy increase into your budget, with an assessment to make up the shortfall in 2019, to be covered by ALL owners.....if this doesn't upset you, so be it.....

Over the past two years, I have become a broken record regarding the seriousness of this issue and we are now at the juncture where we are face-to-face with it.....

None of us can break your arm to do the right thing....but we can put our hands into your wallets and that, you have my word, is what is going to happen.....you have 3 months to make that decision....hopefully you will stand up, be counted and make the prudent one, but if not, you will not be able to say "you weren't advised or forewarned"....

Looking forward to seeing you on the second Thursday in October....

Jack Mansbach - President



Grounds and Landscape - September 2018

Ellie LeBlanc - email: eleblanc12@comcast.net

Hurricane Season: Please be aware we are still in the midst of this season and we should continue to be cognizant of what could occur.

Trees: The annual trimming of our 317 Palms has been completed along with the "trimming and lifting" of some of our big Oak trees.

Plantings: The bulk of the plantings/replacements have been completed. It's an ongoing plan... as we all know.....this is an older community and maintenance is an ongoing program.

Again many thanks to Larry Hayden for his herculean efforts to keep our irrigation system up and working to keep us looking so green.

Looking forward to some "cooler" weather. Enjoy the rest of the fall season.

Ellie