

Fairway Pines Newsletter

December 2021

Fairway Pines at Pheasant Run
Homeowners Association
P.O. Box 87275
Canton, Michigan 48187-2075



Season's Greetings Neighbors!

As this year comes to an end and we engage in the upcoming holiday celebrations, may we remember to care for each other as neighbors and share our blessings with the less privileged. May the joys of the season fill your lives and homes! Happy Holidays!



Annual Homeowners Meeting

Due to the ongoing COVID-19 pandemic, we were not able to hold the annual all homeowners meeting this year.

In place of a meeting, the Board is providing each homeowner with important information in this newsletter. Specifically included are the following:

- 2022 Budget
- 2022 Annual Dues Assessment
- Additional Budget Notes
- Seeking Board Member Volunteers

Please feel free to share any comments and questions to info@fairwaypinescanton.com. All submissions will be answered in a timely manner.

2022 Association Dues invoices will be sent to all homeowners of record in December. Payment will be due January 1, 2022, and will be payable without late fees or interest penalties on or before January 31, 2022.

2022 Fairway Pines HOA Budget

Fairway Pines HOA Budget 2021 / 2022			
Expenses:	2021 Budget	2021 EOY Forecas	2022 Budget
PRRMA	\$ 105,667.00	\$ 105,659.00	\$ 105,659.00
Lawn Care	\$ 33,500.00	\$ 41,413.00	\$ 45,554.00
Landscape - Tree Care	\$ 4,000.00	\$ 3,200.00	\$ 3,200.00
Snow Removal	\$ 17,000.00	\$ 19,875.00	\$ 20,000.00
Water	\$ 12,000.00	\$ 7,789.00	\$ 8,500.00
Electric - DTE	\$ 2,200.00	\$ 2,211.00	\$ 2,500.00
Pond Maintenance	\$ 1,948.00	\$ 2,419.00	\$ 2,600.00
Mailbox Replacement/Maintenance	\$ 3,200.00	\$ 155.00	\$ 3,200.00
Insurance	\$ 3,735.00	\$ 3,648.00	\$ 3,925.00
Accounting & Bookeeping	\$ 4,500.00	\$ 3,568.00	\$ 3,700.00
Sidewalk Repair	\$ 1,000.00	\$ -	\$ -
Website Revisions	\$ 370.00	\$ 145.00	\$ 750.00
Office Supplies	\$ 864.00	\$ 975.00	\$ 1,000.00
Bank Fees	\$ 16.00	\$ -	\$ -
PO Box Rental	\$ 200.00	\$ 226.00	\$ 226.00
Legal	\$ 4,000.00	\$ 1,724.00	\$ 500.00
Miscellaneous Fees & Dues	\$ 773.00	\$ 1,144.00	\$ 1,150.00
Total Expenses	\$ 194,973.00	\$ 194,151.00	\$ 202,464.00

Cash on Hand (anticipated 12/31/21):			
Savings	\$	50,813.00	
Checking	\$	24,275.00	

2022 Annual Dues Assessment

Income:			
Dues if 100% paid	309 homes @ \$600 each:	\$	185,400.00
2018 = \$650			
2019 = \$715			
2020 = \$675			
2021 = \$600			
2022 = \$600 proposed			

Additional Budget Notes



Fairway Pines at Pheasant Run Subdivision Association

PO Box 87275, Canton, MI 48187

Website: www.fairwaypinescanton.com

Email: info@fairwaypinescanton.com

Per the attached 2022 Fairway Pines HOA budget, the board spent close to what was budgeted for 2021. Some line item expenses were higher, some lower but we anticipate coming in very close with another 6 weeks in 2021.

Here are some details relative to expenses incurred for 2021 and anticipated for 2022:

- Due to labor shortages with several vendors, we were not able to perform some landscaping projects as well as mailbox maintenance. We hope to accomplish it in 2022. Further, we anticipate many goods and services will cost more in 2022.
- Snow Removal - This is always a guess as we are unable to anticipate how much salting we may need. In a tough winter, we could easily incur another \$4,000 to \$7,000 easily.
- The Treasurer has recommended to keep the annual dues at \$600 and the board agreed.

We are comfortable leaving the annual dues at \$600 due to the fact that we have a reserve of \$24,275 (anticipated). In the event that any of the above referenced expenses increase beyond the budget, we will be able to handle it with no problem.

Lastly, our HOA maintains a reserve of \$50,813. This is kept in reserve to cover any costs to repair the storm drains (which the HOA would be responsible for). When a repair comes up, the costs are measured in the tens of thousands. We feel this reserve is adequate.

Seeking Board Member Volunteers

As the saying goes, many hands make light work! The Association continues to seek any homeowner who is willing to serve on the board or help out current board members with special projects (i.e. holiday decorations).

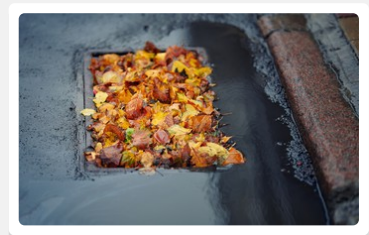
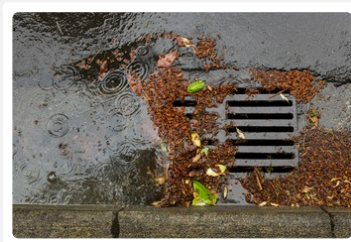
If you are interested in being considered for the Board, please submit your name, address, phone number, and email address to info@fairwaypinescanton.com. Thank you!

Keep Storm Drains Clear

It is common for storm drains to get blocked with fallen leaves, grass clippings, mulch, and other debris. When storm drains are blocked, it leads to street flooding. During the winter months, it is especially important to keep storm drains clear of snow and debris to prevent our streets from freezing and to make our snow plowing and salt service more effective.

Please take a moment to check the storm drains and curbs in front of your property! In the spirit of being a good neighbor, please consider helping those around you maintain clear storm drains as well.

We sincerely appreciate your attention and help in keeping our storm drains clear!



Winter Reminders

Snow Plowing Operations

During the winter months, it is critically important to **NOT** park on the street when there is snow accumulation in the forecast. Please be mindful of this so that the snowplow services we all pay for can do an adequate job of clearing the snow from our roads.

Mailboxes

Snow plowed streets can sometimes lead to blocked mailboxes. As a courtesy to our letter and parcel carriers and to ensure they can provide safe and efficient delivery services, please keep mailboxes, steps, and sidewalks clear of snow and ice.

Be A Good Neighbor

There are many neighbors who may need a helping hand after a snowstorm. If you see or know of neighbor that needs help, please be a good neighbor and give them a hand!



Coming in 2022...PRRMA Updates

Due to rain delays and contractor resources, the sidewalk repairs have been postponed until Spring 2022. We will continue to keep you updated as we learn more.

