

FAIRWAY NINE I CONDOMINIUMS

JUNE 2022

NEWSLETTER



Special Assessment Information – On February 19, 2022, the Fairway Nine Board of Directors approved a special assessment totaling \$355,000. The special assessment in combination with capital reserve funds on hand will pay for the \$736,853 capital improvements project currently underway. The capital project includes building inspection and reconstruction of all areas of deterioration; rebuilding of electrical meter boxes; replacement of light fixtures; new unit numbers; exterior painting of all buildings; and, if funds available, the reconstruction of trash enclosures on eight-plex buildings. On this quarter's dues statement, your portion of the special assessment is included. All payments should be received by June 30th to avoid finance charges applied to your account. Your prompt payment will help us pay contractors and suppliers in a timely manner and avoid construction delays. Thank you in advance for your cooperation.



We need your help! – The painting contractor is planning to progress at a rate of one (1) building every ten (10) days weather permitting. The order in which your building will be painted will be in number sequence starting with 4301-4308 which has been painted. Some construction work is still needed on 4301-4308 and will be repainted in areas where construction work occurs. They are currently painting 4309-4317 and have started prep work on 4318-4325. As the painting contractor nears your building, please remove all personal items from your deck areas to assist in efficiently painting your building. Cooperation is greatly appreciated.



Annual Meeting Scheduled – Please be sure to mark your calendar. The Fairway Nine I annual Membership Meeting will be held on **Saturday August 13, 2022 at 9:00 a.m. at the Fairway Nine Pool facilities.** You will soon receive your annual meeting information packet and proxy. Your help in returning your proxy, even if you plan on attending the meeting, is greatly appreciated. Returning your proxy aids in preparation efforts and assures a quorum. Thank You!



Pool and Hot Tub News: The pool is currently closed due to mechanical issues. The pool has a substantial leak (4" to 5" daily water loss) which must be repaired before opening. Contractors making the repairs have been scheduled and we hope to have the pool back online by July 1. The hot tub is currently open and available for owner and guest use. Thank you for your patience and understanding.

WATER MAIN SHUTOFF – Please remember that any time your **condominium is vacant for more than 48 hours your water main must be shut off** to avoid any possibility of water damage. Your water main shut off can be found in a closet within your condominium and has a red label indicating it is the water main. Please do not remove the label and keep the water main shutoff accessible at all times. Owners are responsible for their tenant's and guest's adherence to this restriction. The insurance deductible in case of loss is \$25,000 and will be the owner's responsibility. Your cooperation is greatly appreciated.

MANAGERS CONTACT INFORMATION

Managers: Sharon & Chuck Williamson Office - 208-622-8405
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