

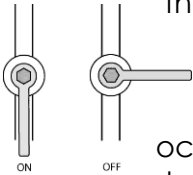
# Fairway Nine I Condominium Association

## March 2023 Newsletter



**Email Dues Statements Available:** For those owners who have not yet signed up for email invoicing please consider doing so. Please contact management either by phone or email to sign up for email invoicing and receiving your newsletters. Both you and the Association will save time, money and paper. **Please sign up today!**

**WATER MAINS OFF PLEASE! – Feeling Lucky?** Many owners continue to leave the water main “ON” in their condominiums when they leave for an extended period. Remember to turn off your water main whenever the condominium is vacant for more than 48 hours. Failing to turn off the water main will cost you up to \$10,000 for any water damage that may occur in your condominium or that of your neighbors condominium. Water damage more often occurs from water supply line failure on appliances, sinks and toilets rather than frozen plumbing. Thank you for your cooperation.



**Dead Battery Could Lead to Furnace Failure** - All Fairway Nine I owners should replace batteries in smoke and carbon monoxide detectors annually. If you don't have a carbon monoxide detector installed in your condominium you should consider doing so as soon as possible. In addition to these life saving devices, many of the condominiums have furnace wall thermostats that are battery operated. Often furnace failure in a condominium is a result of a dead battery in the thermostat. Make changing all batteries part of your annual check list before leaving your condominium unoccupied.

**Construction Update** - The building renovation project will continue in the spring/summer weather permitting. Based on projected costs to finish the renovations, exterior painting, light fixtures and address number replacement on the remaining buildings an additional special assessment may not be necessary. The deck repairs while extensive did cost less than anticipated. We will keep owners notified of any changes.



**Snow Removal Cost Over Budget – Special Assessment May Be Required** – With excessive snow fall this winter, the removal costs for parking, paths and roofs has exceeded the projected annual budget by a wide margin. The 2023 snow removal budget is \$30,250. The actual cost as of March 3<sup>rd</sup>, is \$42,685 with additional billings outstanding and not yet received from contractors. Snow removal budgets are based on an average cost over 10 years with the understanding excessive snow fall may require special assessment to cover budget shortfall. The Board of Directors will be meeting in April, at which time they will review snow removal costs and may consider a line item assessment for the shortfall. Owners will be kept informed as more information becomes available.

### CONTACT INFORMATION

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