



**FAIRWAY ESTATES
HOMEOWNERS
NEWSLETTER**



**2011
ANNUAL MEETING**



**2010
BOARD OF DIRECTORS**

The 2011 Annual Meeting will be held at 7:00p.m. Monday, February 7th at Peace Lutheran Church, Edmond. Business to be conducted at the Annual Meeting will be the election of the 2011 Board of Directors, Financial and Committee Reports, and a discussion and voting of our updated governing documents. Our governing documents composed of the Covenants and By-Laws were developed and filed twenty (20) years ago in 1990. Much of the content is not relevant to our Association today. One of the projects the Board agreed to work on this year was the updating and approval of the governing documents. Several years ago, after count-

less hours of work, these documents were reviewed by a previous Board who developed updating suggestions. This year's Board decided to take on this task of reviewing those previous suggestions, as well as a full review with updating suggestions from committee chairs and members. In addition, numerous other homeowners associations' covenants and by-laws were reviewed. From this body of work, a preliminary draft of the covenants and by-laws were completed. To ensure the preliminary revisions were correct and adhered to both State statute and Edmond's ordinances, an attorney who specializes in homeowner associations was hired to

complete the process. These revisions will be presented at the Annual Meeting. The attorney, Matthew Winton, will be present to address any legal questions. In late January, all homeowners will receive an Annual Meeting Notice with an attached Agenda. Additionally, each household will receive an informational packet that will include a copy of the proposed governing documents' updates and one voting ballot that by law, must be notarized at the time of voting. Eligibility to vote is based on being a member in good standing with the Association in which all dues must be up to date.

- President Andrew Giorgi 513-5855
aigiorgi@cox.net
- V. Pres. Larry Smith 359-9191
larryok1@gmail.com
- Secretary Jan Sharkey 921-8637
janpls@att.net
- Treasurer Brenda Smith 359-9191
missmess604@yahoo.com

COMMITTEE CHAIRS

- Architectural: TBA
- Directory: Jonathan White
- Finance & Ins.: Brenda Smith
- Maintenance & Management:
 - Landscaping Ruth Watts
 - Maintenance Eddie Watts
 - Pond Larry Smith
- Newsletter : Jan Sharkey
- Social : Andrea Norris
- Welcoming : Jonathan White



VOTING REQUIREMENTS ON GOVERNING DOCUMENTS

To successfully update our Covenants and By-Laws, your help is needed. According to Oklahoma Statute 11 O.S. § 42-106.1, covenants must first contain an "amendment clause". Our covenants contains such a clause located in "Article XII. Duration and Amendments". This clause allows us to amend the documents with

a seventy five percent (75%) approval rate of all the homeowners. However, the Statute states if the covenants have been on file for at least fifteen (15) years (which ours have), the owners may use a sixty percent (60%) approval rate. For covenants on file for at least 10 years, a seventy percent (70%) rate is required. All of our phases

meet the 60% approval rate, EXCEPT, the 5th Addition that was filed on 7/31/00. The 5th Addition will require a 70% approval. In the event all the required votes are not obtained at the Annual Meeting, Board Members, Block Captains, volunteers and notaries will go door to door to get the remainder of the needed

ballots. All ballots will be certified and tallied at the February 28th Voting Meeting (time and place to be determined.) If the required percentages are received, the Governing Documents will be successfully updated. If you are a Notary and can help in the door to door process between Feb. 8th and 28th, please contact either Larry Smith or Jan Sharkey.



Holiday Cookie Exchange and "Dirty Santa"

Nominating Committee

Are you interested in becoming involved in the Homeowners' Association? Would you like to serve on a Committee or the Board?? Now is your chance!

Eddie Watts is chairing the Nominating Committee for next year. If you want to serve or wish to nominate your spouse, please submit this to Eddie by December 31, at 340-4028 or email Eddie at mx5@cox.net.

The Committees and Board positions are listed on the front page of the Newsletter.

Women of Fairway Estates

are invited to a

Holiday Cookie Exchange and Dirty Santa

Sunday, December 19th 2-5 p.m.
Jan Sharkey's
1209 Outabounds Dr.

Bake six dozen of your favorite cookie recipe. Wrap each dozen on a holiday paper plate, a bag, or box, and leave with six dozen different cookies to have on hand through your holiday season. Its fun, saves on time and cooking.

Also, bring a wrapped *Holiday Ornament* costing no more than \$5.00. Watch the sales to come up with

a fun ornament.

Snacks and drinks will be provided compliments of your Homeowners Association. PLEASE let us know if you plan to attend so we can plan the food!

RSVP by Dec. 12 to:
Andrea Norris-359-7156
A.norris91@gmail.com
Or
Jan Sharkey—921-8637
janpls@att.net



FAIRWAY ESTATES REAL ESTATE NEWS

The Fall/Winter Season has slowed down the Real Estate activity in our neighborhood. Over the past six months we have had three homes close while two homes are currently on the market. Of the ones sold, the average number of days on the market has been 47

days, while the cost per square foot averages out to be close to \$90.00. We will soon see the low interest rates that we are seeing go even lower, as over the past 10-15 years, the lowest rates of the year have always come between mid-December to mid-

February. The next 75 days would make an excellent time to purchase, sell or re-finance your current home.

Information provided by:

Jonathan White
Churchill-Brown & Associates



Our newly installed park bench next to our new light.

Welcome To FE

A warm welcome to our new neighbors:

Jill & Steven Strother
2200 Augusta Avenue

Chrystal & Lawrence Kosch
1125 Outabounds Drive

Sharon & Joshua Thompson
2281 Bay Hill Place



Special Thanks to

Kopy Kat



Our neighbor, Arif Siddiqui, owner of Kopy Kat, prints our Newsletter and other printing needs at a greatly reduced cost. Discounts are available to all Fairway Estates homeowners. Contact Kopy Kat at 330-2066. located at 401 North University Drive, Edmond.

