



Dear Fairway Four Friends & Neighbors,

We hope this letter find you and your family doing well, and that everyone is enjoying the holidays! This year we were able to tackle a couple of projects on our "to-do" list. This included the beginning of some painting and staining over the summer, and the installation of heat tape in several of the property downspouts this fall, to help minimize ice build-up over the winter. We will also be sending out new parking passes in the coming weeks! As a reminder, we want to continue to encourage owners to participate in homeowner's meetings so that everyone has a chance to share their voice. The HOA annual meeting will take place in late January or early February. We encourage all owners to attend, to help make decisions and so that everyone has an opportunity to serve on the board should they choose.

Please find the below reminders about our property, and please remember to share with your tenant or roommates.

As always, if you have any questions, please feel free to reach out to your board members (Larry Forsythe Unit #21, Kelly Watters #20, Kaitlyn Glennon #8, Chris Keating #24, Joan May #12 or myself directly.

- Please remember that Fairway Four parking permits must be displayed at all times, or the vehicle will be towed at the owner's expense. Owners and visiting guests may park for free in the Meadows Lot, however, a Mountain Village sticker is required for overnight parking.
- Snow removal during winter months is regularly scheduled on Wednesdays. Please remember to have your vehicle(s) removed from the lot from 8am – 4pm.
- All decks must be kept clear of snow. It is the responsibly of owners and tenants to shovel their own decks.
- Please avoid parking vehicle(s) in-front of stairs, and snow storage areas. These areas are generally labeled with 'No Parking,' but just in case it is covered in snow, now you know!
- All owners must register their dog or cat with the HOA, and with the Town of Mountain Village. Renters are not allowed pets without HOA Board approval. Owner's, tenants, and/or visitors in violation of this are subject to fines.
- Pet owners are responsible for the immediate clean-up and removal of waste related to their pets. Owner's, tenants, and/or visitors in violation of this are subject to fines.

- Any dog outside of a unit, on the property, shall be kept on a leash and/or under verbal and visual control by the owner at all times! Pets may not harass wildlife of any kind!
- Please remember fire safety when using your BBQs! Unfortunately, charcoal grills are not allowed within any unit, ever. However, gas or electric barbecue grills may be used on decks, walkways, and in other common areas as long as they are used in a safe manner.
- All parts of the property, including decks and entryways, shall be kept in a clean, neat and organized manner, so as not to constitute a trip, slip or fall hazard to others, and shall not inhibit entry or exit to the building or unit, in the event of a fire.
- Reminder to all! - Quiet hours are between 10:30pm and 6:00am. Your neighbors thank you!

Very Sincerely,

Scott Bengel,
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Please visit us online at www.fairwayfourhoa.com for access to all HOA documents, property management and administrative contact information. For TMV parking permits please visit townofmountainvillage.com/residents/resident-parking. Thank you – Fairway Four HOA!