

Fairway Estates Homeowners Association
May 12, 2026
Approved Minutes of Meeting
Fairway Estates Website: fairwayestatesoregon.com

- I. Board Members in attendance:** John Banducci, Natasha Atkinson, Pam Maurice, Stan Heath, Juan Rivas, and Linda Zumwalt
CPM Property Management in attendance: Marisa Williams
Community Members in Attendance: Walter Linder @ 586 Wildcat Canyon; Linda Moreau @ 458 Fairway Estates; Pandora & Jim Crye @ 511 Wildcat Canyon; Sam Smith @ 542 Wildcat Canyon; Christie Murphy @ 437 Backwater Loop; Linda Skonberg @ 564 Wildcat Canyon; Susan Heath @ 491 Fairway Estates; Sherri Rasmussen @ 506 Wildcat Canyon; Barbara Camin @ 497 Wildcat Canyon; Mike Maurice @ 571 Fairway Estates; Gilbert Gurule @ 380 Bentgrass; Linda Hirsch @ 618 Bunker; Vince & Jan Devito @ 528 Wildcat Canyon; Glen Gowey @ 428 Bentgrass; Steve & Alicia Forgue @ 418 Backwater; Terry Brock @ 403 Fairway Estates
- II. The meeting was called to order by John Banducci at 5:30pm.**
- III. Announcements – John Banducci**
- A. Next Board meeting – July 14th, 2026
 - B. Sam Smith will be stepping in to fill the empty seat on the board until the next election. Over the last few years, he has done a lot behind the scenes to help Fairway Estates, such as, helping with ARC requests, helping at the pond, spraying moss & weeds, taking care of the plants at the front gate, and putting flags and other holiday items at the gate. Stan Heath made a motion to approve Sam Smith to be an interim member of the board until next November, Natasha Atkinson seconded the motion. A vote was taken. Motion was carried by unanimous vote to approve Sam Smith as an interim member of the board until next November.
- IV. Approval of Minutes – meeting on March 17, 2026**
Stan Heath made a motion to approve the March 17, 2026 meeting minutes as presented. Linda Zumwalt seconded the motion. A vote was taken. Motion was carried by unanimous vote to approve the meeting minutes of March 17, 2026 as presented.
- V. CPM Reports – Marisa Williams**
- A. Monthly Driver Through – Marisa performed the monthly drive through on May 11, 2026. She reported 5-yard concerns.
 - B. Delinquency Report
 - Total Accounts Receivable: \$6,860.50
 - Lot #3, Roth: \$6,410.50
 - (Note: this property is for sale)
 - Dues: \$240:00 (four homeowners)
 - Late fees: \$175 (four homeowners)

VI. Board Member Reports

A. Treasure Report- Natasha Atkinson

Total Income March 2026	\$5,899.95
Total Expense March	\$3,416.37
Net Income March	\$2483.58

Balance on Edward Joes MMA \$173,217.95
Total Assets as of 03/31/2026: \$195,348.09
Edward Jones Account earned \$399.95 in March

Total Income April 2026	\$5,761.82
Total Expense April	\$5,955.50
Net Income March	\$-193.68

Balance on Edward Joes MMA \$173,664.77
Total Assets as of 04/30/2026: \$194,974.41
Edward Jones Account earned \$446.82 in April

B. ARC Chair- John Banducci

John does not feel that people should be charged for improving their property. Since he stepped in as president, he has not collected any ARC application fees. He would like to remove the ARC request fees. Linda Zumwalt made a motion to remove the fees for any ARC requests and to revise all forms to reflect this change. Pam Maurice seconded the motion. A vote was taken. Motion was carried by a unanimous vote to remove the fee for ARC requests and revise all forms to reflect this change.

John has received 11 ARC Requests over the last 2 months.

C. Property Updates- Linda Zumwalt

Lot 35- 420 Backwater Loop and lot 3- 376 Bentgrass are listed for sale. Linda said she will fill in for the welcoming committee until someone else volunteers for the position. One home recently sold, lot 67- 607 Wildcat Canyon.

D. Pond/Lighting/Walking Gate- Stan Heath

Terry Brock has been very helpful with working on the pond. They pulled the pump out and found out that the cord had been chewed on by an animal and made the pump inoperative. Terry Brock said that he took one component of the pump at a time and made sure that it worked. The pump worked by just getting rid of the bad wiring. The circuit breaker kept getting tripped because the wire had been chewed up. So, he got rid of the bad wiring and let the pump run for a couple of weeks to prove that it was just the bad wiring causing issues. There was also a timer that turned it off at night and back on in the morning, he realized then when the timer shuts the pump off, the critter is no longer afraid of it and chews on the wire. He is confident that the pump and light system work, but when it quit working again, the wire had been chewed on again. He suggests rewiring it and letting it run all the time and not shut off at night, or adding a stainless-steel braid over the wire that the critter wouldn't chew through.

Stan brought in the light that he ordered to mount on top of the mailboxes to light up the front of them. It will sit at 30% illumination until someone approaches it, then it will go up to 100%. He will put it up temporarily at different locations, and would appreciate some feedback to determine if it's going to work or not before purchasing one for each mailbox.

They recently switched the man gate from an electrical keypad lock to a regular key lock. After a couple weeks of use, the gate began to sag, and the bolt would no longer enter the receptacle properly. Stan said he filed the hole down for the bolt to go into and that worked temporarily. It got worse again, so he contacted Quality Fence to cut out a bigger chunk of the steel. He had made about 20 copies of keys at 3 different locations and distributed them, only to find out the one's made at Bi-Mart were not working properly. He found a locksmith service in Roseburg that made copies and all of them worked. He has more keys if there is anyone who wants one.

E. Walk Around Report- Juan Rivas

Juan and Linda walk around the neighborhood once a month to check on properties and report any issues to CPM. Since starting this in March, issues have decreased by 50%. 80% of the issues that he has found are weeds. This is done in addition to CPMs monthly drive through and is performed on a different week.

F. Attorney Response- Pam Maurice

With a new board and new president, they have been making some changes. John and Pam met with Centerpointe to make sure everyone was on the same page and ask some questions to an attorney. They received feedback from the attorney on their questions regarding the CC&Rs. They asked if they should remove wording related to 'single-family residence' or an occupancy limit. The attorney did suggest removing any occupancy limit and wording relating to 'single-family residence'. It was asked if renting out rooms would be a violation of the CC&Rs. He said each room that is rented out would be considered a rental, so if someone rented out 3 rooms, that would be 3 rentals, and if that is over the capacity for the number of rentals allowed in the HOA, then it would be a violation. He also clarified that what is in the CC&Rs regarding voting is accurate and legal. He did not respond to the parking rules or give any suggestions, but the board looked into other HOAs parking rules, however many of them don't really apply to Fairway's situation.

G. Maintenance Update- John Banducci

John updated that all the cracks in the street are now sealed. He had some trees trimmed, and will be cleaning up the berry vines on the side of the pond, but will leave the tulles. He said he received a bid on power washing the curbs, but it was \$14k. He will be looking into other bids.

H. Parking Review- John Banducci

They have received some great ideas from the community to solve the parking issues, and appreciate any feedback as they navigate this issue. Some ideas they have received are to contact the two property owners with vacant lots and get permission to add some additional parking; they tried but the property owners declined. Another idea was to have some paid parking passes that are monitored by Centerpointe, or to have homeowners rent out any empty parking spaces they may have in their driveway. An idea they are considering is making some parking spaces guest spots and some not. He has recently found out that mail is sometimes delivered on Sundays, so he would like to change the mail spot to be no parking during the daytime, even on Sundays. He also added that people are not following the 15mph speed limit, so they are looking into adding some speed bumps.

John said there will be a vote on the parking situation before the next meeting, and they will also take a vote on adding speed bumps. Sam said the speed bumps are sold in sets of 2, and he suggested getting 8 sets. He and John will plan strategic places to place the speed bumps that should slow people down. Natasha

made a motion to research the cost of speed bumps, including installation. Stan seconded the motion. A vote was taken. Motion was carried by unanimous vote. John also mentioned, that on the ballot, there will be a vote to restrict street parking to one side of the street, that way there aren't two cars parked across from one another, as the streets are too narrow for that.

I. Yard Sale- Pam Maurice

Danielle has overseen the yard sale and coordinating with the Sutherlin yard sale. The yard sale will take place on June 6th. Anyone interested in participating needs to sign a form, and if there is enough interest they will list Fairway on the map as one big group, instead of individual houses.

They are having a traveling ladies lunch brigade this year. They just had their first lunch this year. Each lunch is at a different place. Their first one was at Si Casa, the next is at Between the Buns.

VII. Community Concerns Guests (5 minutes speaking limit)

- Linda Hirsch @ 618 Bunker Rd- Her sister is moving here and will have a POD on the street while unpacking. Linda wanted to know how long it could be there for. The board gave the okay for it to be there for a few days.
- Sherri Rasmussen @ 506 Wildcat Canyon- Sherri expressed concern that if we don't put a limit on number of occupants in a home then there is no control and 30 people could move into one home. The board responded that the attorney is concerned that having a limit would pose a risk to the HOA, additionally it is hard to prove how many people are living in a home, therefore it is hard to enforce.
- Linda Moreau @ 458 Fairway Estates- Linda expressed her commitment to doing what she can to protect and preserve the community. She appreciates everything that has been done and everyone keeping up with the community. She stated that since parking was changed from guest to temporary, it has started to become an issue; temporary is grey. It has become such an issue that people can't have guests over because the parking spots are always filled. She suggested that people reduce the number of vehicles they have, utilize the RV parking that is offered at the golf course, or to find a neighbor that may allow them to park in their driveway. She also believes that the mail spot should be no parking at anytime.
- Pandora Crye @ 511 Wildcat Canyon- Pandora is concerned that the fountain hasn't been working for some time and the HOA keeps paying to repair it. She feels it would be better to invest in a long-term solution. She also stated that dog urine can cause concrete or asphalt to slowly erode overtime, therefore dog owners need to promptly clean up the urine, ensure that their dogs are receiving proper vet care, and encourage dogs to urinate somewhere besides the street.
- Terry Brock @ 403 Fairway Estates- Terry clarified that has paid for all the parts for the pump and volunteers his time. He has not charged the HOA for anything, regarding the pump. He also thinks speed bumps are a good idea, but would like people to consider that speed bumps can be noisy when people go over them, and may, in turn, just cause more noise in the neighborhood. He also encouraged people to be careful of discrimination when discussing housing rules, as there are a lot of Fair Housing rules and laws to protect people. He said there are families who have kids in the neighborhood and

being worried about kids playing in the street could be considered discrimination.

- James Crye @ 511 Wildcat Canyon- James stated that people are complaining about speeding and parking, nobody is complaining about kids playing in the street or about 14 people living in a house. He referred to the sign on the gate that says, “this is a single-family community”. John responded and informed him that sign was removed some time ago, as it contains discriminatory language. Terry Brock recommended people to research the meaning of a “single family dwelling”, as it does not mean only people of the same family can live there, but it means one household, one set of utilities, one common kitchen. James ended by volunteering to help anyone who may need some help with something in the community.
- Linda Moreau @ 458 Fairway Estates- Linda stated that are some yards in the community that look horrible. She asked if they’ve gotten notices or what the follow up is. John responded that there are people redoing their yards right now, and they will improve each day. Linda clarified that she is talking about one house in particular who’s front yard and back yard is always a mess. She is also questioning the rule about having vehicles in disrepair, as it seems to be ignored. John responded that they are working with that individual to clean up their yard. Linda asked what the procedure is. Marisa responded that she starts by giving the owners a warning via text or email, then if the issue continues, she will send them a non-compliance notice, and then if the issue still continues, they will start the schedule of sending additional notices with fines. Linda asked if we would just keep fining them or if there is more that would be done. Marisa said yes, the fines would just continue. Sam added that if that individual were to try and sell their home, all the fines would have to be paid before they could sell it. Linda then clarified that homeowners are to send questions or concerns to Centerpointe and then Centerpointe notifies the board, but she has recently learned that some things may not get sent to the entire board, just certain individuals. She said she sees the board as one unit and thinks these things should be sent to everyone. She also thinks communication is very important, as she feels like she doesn’t know what is going on sometimes. John responded that the board is working on that and trying to be as communicative and transparent as possible. Lastly, she pointed out that last September she had started sending Centerpointe pictures of the parking issues on the street and in the temporary parking. She said she never received a response from September to January. She believes that’s why some people think she was bullying people, but she wasn’t; she was not targeting one person, she was reporting the whole community. She is upset at the lack of response to her reports from September to January. Pam responded that there has been a lot of changes since then and that they are moving forward now.
- Sherri Rasmussen @ 506 Wildcat Canyon- Sherri said she has not and is not discriminating against anyone; she knows all about discrimination in housing. Her question was about how will the HOA know how many people are moving in, and what happens if too many people move in. Marisa responded that when it comes to occupancy limits, it is likely something the HOA should not get into, as it could be a liability. She suggested that if anyone finds a situation where they believe someone is exceeding the occupancy limits of a house, they could report it to the City.

- Sam Smith @ 542 Wildcat Canyon- Sam thanked Terry for all his time and effort into working on the pond. He said there are a lot of people in this community who volunteer to do things and help their neighbors. He said John has been doing a lot for the community. He then said that he approached the foreman of the apartment complex about the weeds in the rocks and found that they didn't put any weed barrier down. He pulled some of the weeds and John sprayed some blackberries. The gardener did take care of the weeds along the netting, but he is going to talk to the foreman again about spraying the weeds.

VIII. Closing Statement- John Banducci

John said he does a lot of work around the neighborhood and does not charge anybody for any of it. A lot of things are done by volunteers. They try not to hire people for things, unless it's something they cannot do. The board does not waste money, and they are accountable for every penny spent.

Meeting adjourned 6:53pm