

THE FAIRWAYS HOMEOWNERS ASSOCIATION

1600 CROSSLEY ROAD, PALM SPRINGS, 92264 [HTTPS://FAIRWAYSPTS.COM](https://fairwaysps.com)

DON CHUTE
DIRECTOR

JIM RICHARDSON
VICE PRESIDENT

JAY CENTER
SECRETARY

JILL KRECKLOW
TREASURER

CAM BALDWIN
DIRECTOR

JANICE ALBERT
DIRECTOR

JEFFREY GRIFFIN
DIRECTOR

The Fairways Community Homeowner Information Sheet

The Fairways Community is located at 1600 Crossley Road, across the street from the Tahquitz Creek Public Golf Course. This renowned 186 unit, gated community features the best of midcentury modern architecture mixed with gorgeous mountain views from all sides of the development. It is a fun loving and active community that is vibrant and inclusive!

There are eight community pools, one jacuzzi, eight pickleball courts and a community clubhouse.

History

The Fairways was developed in the mid-1970s on Indian lease land just east of what then was Palm Springs Municipal Golf Course, an 18-hole public facility that stretched north and south through some of the city's earliest post-war neighborhoods. With a golf theme in mind, the Fairways developer, Palm Tennis Club, Inc., named its streets after some of the world's most famous golf courses:

- *Augusta Plaza* – Augusta National Golf Course, Home of the Masters Golf Tournament - Augusta, Georgia
- *Firestone Plaza* – Firestone Country Club & PGA Golf Course - Akron, Ohio
- *Hazeltine Plaza* – Hazeltine National Golf Club, premiere golf destination - Chaska, Minnesota
- *Miramar Plaza* – Miramar Memorial Golf Course, home of prestigious Armed Forces Championships - San Diego, CA
- *Paradise Plaza* – Paradise Canyon Golf Resort, one of Canada's top destinations - Lethbridge, Alberta, Canada
- *Pinehurst Plaza* – Pinehurst Country Club, home of American Golf & PGA championships - North Carolina
- *St. Andrews Plaza* – The St. Andrews Golf Club, oldest home of golf and built in 1843 - St. Andrews, Scotland
- *Spyglass Plaza* – Spyglass Hills Golf Course, the toughest test of golf on the Monterey Peninsula - Pebble Beach, California
- *Stardust Plaza* – Stardust Country Club, opened in 1961 on the strip, now known as Las Vegas National Golf Course - Las Vegas, NV
- *Sunnydale Plaza* – Sunnydale Golf & Country Club, championship golf course - Courtenay, British Columbia, Canada
- *Tam O'Shanter Plaza* – Tam O'Shanter Golf Course, famed course but currently closed in 2024 - Canton, Ohio
- *Wack Wack Plaza* – Wack Wack Golf & Country Club, home of Philippine Open and the World Cup of 1977 - Manila, Philippine Islands

In 1995 The Fairways' greater neighborhood changed again when Palm Springs Mayor, Sonny Bono convinced the city it needed a desert-style links golf course to compliment the Palm Springs Municipal Golf Course. He got the course built as The Resort, an 18-hole course running east-to-west, and in the process renamed the old Palm Springs Municipal Gold Course to 'The Legend' and named the newly developed complex The Tahquitz Creek Public Golf Course.

Because The Fairways is located on what is known as "Indian Land", each homeowner does not own the land their unit is built on; a group of indigenous landowners own the land. Homeowners lease the land from the indigenous landowner. The lease fee is paid to the owners on a monthly basis and the fee is based on unit size. For more more information regarding the Indian Land Lease, monthly fees and expected future rate increases, see that section below.

The 2025 Fairways Board of Directors and Property Management Company

The Fairways Homeowners' Association (HOA) consists of a seven member Board of Directors voted in to two year terms by homeowners within the community. The Board of Directors along with a property management team from **Community Management Associates** manages the HOA finances, property vendors and community committees.

The current 2025 Fairways Board of Directors are:

- Don Chute: President
- Jim Richardson: Vice President and Architecture Committee Liaison
- Jay Center: Secretary and Landscape Committee Liaison
- Jill Krecklow: Treasurer and Finance Committee Chairperson
- Cam Baldwin: Director and Facilities and Security Committee Liaison
- Janice Albert: Director and Social Committee Liaison
- Jeffrey Griffin - Director

Each Board Member leads individual committees and with the assistance and input of additional community volunteers on those committees, develops and oversees community maintenance plans, special projects and enhancements throughout the community (*Appendix A - Organizational Chart*).

The property management company is **Community Management Associates (CMA)**, consisting of a Finance Manager and an assigned Community Property Manager to collect HOA fees, manage finances, supervise outside vendors, facilitate work orders, homeowner maintenance requests and enforce rules or regulations throughout the community.

Current contacts for Community Management Associates (CMA) are as follows:

Thomas Kim, Financial Manager
Brandon Park (bpark@cmadesert.com)
Office : 760-600-0067
Emergency Line: 760-902-0100
financials@CMAdesert.com
<https://www.cmadesert.com>

Amanda Hiles, Community Property Manager
Office: 760-600-0067
Onsite Fairways Office: 760-459-3090
Onsite Office Hours - M-W-F 12n-5p
AHiles@CMAdesert.com
<https://www.cmadesert.com>

Los Angeles Office:
640 South Curson Avenue, Suite 403
Los Angeles, CA 90036

Palm Springs Office:
74-710 Highway 111, Suite 102
Palm Desert, CA 92260

Receiving Email Notifications and/or Correspondence

To receive email notifications and e-blasts regarding Board Meetings, news or events throughout the community, or communication from the property manager, homeowners should contact the Property Manager or visit the onsite Community Manager Office during office hours to fill out the necessary permission forms.

Monthly HOA Assessments (Dues)

Each month each homeowner is assessed a monthly fee. Simply put, the homeowners association fees are used to maintain the exteriors of all properties (including roofs), shared amenities (such as the front gate, pools, pickleball courts and clubhouse), shared utilities (such as trash disposal) and all common areas and landscaping within the community. Homeowners are personally responsible and financially responsible for the upkeep or renovation of the unit interiors/ patios of their individual properties.

The 2025 HOA Monthly fee per homeowner is \$615.00 per month.

HOA Monthly Assessments are due at the beginning of each month and are payable to the current property management company.

There are three ways to pay the HOA Monthly Assessment:

1 - Homeowner Portal:

AppFolio is your Homeowner Portal, where you can access your HOA dues statements, as well as submit work orders. Please note there is a service fee added to your bill each time you use this option. The link to the Homeowner Portal is: <https://cmadesert.appfolio.com/connect>

2 - Online Bill Pay with your Bank:

Please reach out to your Bank and update the mailing address to :

The Fairways Homeowners Association

74710 Highway 111, Suite 102, Palm Desert, CA 92260

YOU MUST ALSO CHANGE THE ACCOUNT NUMBER ASSOCIATED WITH THIS PAYMENT

TO Banc of California # 1500208414

3 - Mail Your Personal Check:

Please mail checks to 74710 Highway 111, Suite 102, Palm Desert, CA 92260 and make payable to "The Fairways Homeowners Association". Please be sure to have your Fairways address located on the check/memo.

Monthly HOA Assessment Increases

Increases to the monthly HOA assessment occur on a yearly basis and likely will remain the same amount throughout the year starting in January - December.

The new HOA assessment is determined and voted on by the Board of Directors each year in November after a new budget for the coming year has been developed which includes estimated costs or projected increases or additions to those costs associated with the upkeep of the property, shared amenities such as pools, pickleball courts, streets, common areas, landscaping and contributions to the HOA reserves for future improvements or capital expenditures (*Appendix B - 2025 Budget*).

Once the upcoming year's budget is developed, the HOA monthly assessment fee for each homeowner is then determined by dividing that total budgeted amount by the number of units in the community.

The new budget and the new HOA monthly assessment for the coming year are then presented to the community at the annual Homeowners Meeting along with the introduction of any new Board Members for the next year. This annual Homeowners Meeting is held in November and due increases begin in January.

Special Assessments

At times, due to unforeseen costs to the community it may become necessary to impose a "special assessment" to the homeowners. Please note that the Board of Directors may vote if needed, a once a year, one time payment 'special assessment' of no more than 5% of the current monthly assessment to each homeowner without seeking homeowners' consent. If a special assessment were to be greater than 5% of the current monthly assessment, the Board would ask for a vote from the homeowners to do so.

Indian Land Lease & Fees

As mentioned above, The Fairways Community is situated on "Indian Land" that is leased either through the community developer or directly to the homeowners. The Bureau of Indian Affairs (BIA) controls timelines and terms for purchasing and selling all properties on Indian land and also must approve and advise land owners on the terms and timelines for all leases throughout the area.

Current Land Lease in Effect:

The current Indian Land Lease in effect at the Fairways until May 2037 is as follows:

Through the agreement ratified in 1972 when the Fairways Community was built, the indigenous Indian Landowners agreed to lease the land to the developer of the Fairways community, Palm Tennis Club Inc., who in turn collects from each homeowner in the community the lease fee on a monthly basis.

Therefore until May 2037, each homeowner based on the unit size pays to Palm Tennis Club, Inc. the current monthly land lease fee:

300/3 bedroom unit	\$277.66
201/2 bedroom unit	\$248.74
200/2 bedroom unit	\$248.74
101/1 bedroom unit	\$219.81
100/Studio unit	\$173.54

**A 10% increase to the monthly fee will occur in 2027.*

Future Land Lease Negotiated and Ratified:

Recently the Board of Directors and the Indigenous Landowners ratified a continuation of the current Land Lease (called a Successor lease or Successor sublease) for the Fairways community. The new Lease begins in May 2037 and continues through June 25, 2071. Beginning in June 2037, homeowners will pay their monthly land lease fees directly to the indigenous landowners. The rates will also increase to the following amounts:

300/3 bedroom unit	\$442.73
201/2 bedroom unit	\$396.62
200/2 bedroom unit	\$396.62
101/1 bedroom unit	\$350.49
100/Studio unit	\$276.71

**A cost of living increase based on the Consumer Price Index (CPI) will occur every five years on January 1st in Years 2042, 2047, 2052, 2057, 2062, 2067. The increase will be no less than 12.5% and no more than 30%.*

Monthly Board of Directors Meetings

Each month the Board of Directors holds an open meeting to conduct monthly business for the community. As provided in the "Open Meeting Act," homeowners may observe the meeting but do not have the right to participate in the board's deliberations or votes. However, homeowners may address issues during the open forum portion of the meeting. If attendees become disruptive, they may be expelled from the meeting and/or fined.

The Community Manager will email to all homeowners the agenda, meeting time, date and location along with a Zoom Link (for those homeowners who cannot attend in person) approximately seven days prior to each monthly meeting date. All homeowners are encouraged to attend these open Board of Directors meetings to keep updated about changes and events happening in their community.

Community Newsletter: The Fairways Flier

To read past issues of the Fairways Flier, please go to the The Fairways website at <https://fairwaysps.com> or the Homeowner Portal.

Covenants, Conditions And Restrictions (CC&R's) & Rules and Regulations for the Fairways Community

The CC&Rs and Rules and Regulations for the Fairways Community can be downloaded from the Homeowner Portal or the Community website:

Homeowner Portal: <https://cmadesert.appfolio.com/connect>

Fairways Website: <https://fairwaysps.com>

Listed below are some of the common questions:

1 - IS THERE A SPEED LIMIT IN THE FAIRWAYS?

Yes, it is 15 mph.

2 - CAN I HAVE ANYTHING I WANT IN MY CARPORT, DRIVEWAY or SURROUNDING AREA?

Not really. It is not a storage area (neither is your patio). You can have construction items only for a short period of time. Vehicles, operable or inoperable, cannot be stored. All vehicles must have current registration. The driveway cannot be used for storage.

3 - ARE THERE RESTRICTIONS ON MY OWN DRIVEWAY?

Yes there are. Please refer to CC&Rs and Rules & Regulations.

4 - CAN MY GUEST OR I PARK OUR CARS OVERNIGHT IN CUL de SAC ON A STREET?

No. Either pull the car into your driveway or park it in guest spaces which are marked at the Clubhouse roundabout and on Sunnydale Plaza.

4 - WHAT ABOUT BUILDING PERMITS?

Yes, anytime you wish to alter the exterior of your unit or when doing major projects and of course with prior approval from the property management company in conjunction with the Architectural committee, you must seek a building permit from the city of Palm Springs.

5 - CAN I PAINT MY HOME MY FAVORITE COLOR ? AND WHAT ABOUT THE DOOR?

It is the HOA responsibility to paint the outside and they will take care of it using Vista Paints "Fairways" Casablanca Color VP45-15755. You may paint your door any color you wish at your own expense and with the responsibility of keeping the paint job in great shape.

6 - CAN I ALTER THE UNIT EXTERIOR IN ANY WAY ON MY OWN , e.g. ADD OR RE- MOVE A PATIO WALL?

No. If you want to add or remove a wall you must seek advance permission from the property management company who will communicate with the Architectural Committee. The height of the wall is regulated at 5 foot maximum and the area of your patio is regulated, so seek advice, fill out an application and get permission first.

7 - CAN I "SUBLET"?

The only restriction is a minimal renting period of 30 days. When you rent seasonally or year round you must file with the management company and make sure the renters know the rules. You are responsible for any misdeeds by them in the common area. The city of Palm Springs has a very rigid rental protocol with registration and fees. (PS City Ordinance 1918)

8 - HOW CAN I USE THE CLUB HOUSE?

If you are an owner your auxiliary key will open the door. You cannot keep food in the refrigerator except right before a HOA function or your own function. Owners can sign up to reserve the Clubhouse for a private function by communicating with the property management company who will communicate with the Social and the Clubhouse Committees. Reservations forms are available from the Property Manager and a nominal fee will be charged for the rental.

9 - CAN I REMOVE TREES NEAR MY UNIT ? CAN I CHANGE TO DESERTSCAPE?

No. All common areas belong to the HOA and as such are managed by the Landscape Committee. In order to remove anything or to replant you must fill out an application and get permission first from the Landscape Committee. Once approved, the work expense will be yours. Questions or permission must be submitted to the property management company who will communicate with the Landscape Committee. You can be fined if you proceed without this permission.

10 - CAN I MAKE REQUESTS DIRECTLY TO THE GARDENERS?

No. All comments and work order requests must go through the property manager and not the landscaping company. Work Order requests can be filled out quickly by logging in to the Homeowner Portal at <https://cmadesert.appfolio.com/connect>

11 - WHAT ABOUT PETS?

You are allowed up to 3 pets per household and you are expected to clean up after them in the common areas. ALL DOGS MUST BE LEASHED AT ALL TIMES WHEN WALKING THROUGHOUT THE COMMUNITY!

12 - WHERE CAN DOGS BE WITHOUT LEASHES?

At a dog park (such as Demuth Community Park). Dogs must be on a leash at all times at The Fairways.

13 - HOW CAN THE POOLS AND THE JACUZZI BE USED?

Pools are to be enjoyed by everyone in the community so be respectful of your time. Pool #1 and other pools (subject to Board approval) will be heated from November through April. The Jacuzzi at Pool #1 will be heated throughout the year. Please heed the signage and follow those rules. Leave furniture at the pool where you found it. A pool service is under contract by the Fairways. If you have complaints please contact the property management company. Children under the age of 10 are not allowed in pool areas without adult supervision.

13 - HOW CAN THE PICKLEBALL COURTS BE USED?

Pickleball courts are to be enjoyed by everyone in the community so be respectful of your time and limit time to no more than 90 minutes of play if others are waiting. Homeowners may invite up to (9) non-homeowner guests on site to play pickleball. Each player (whether homeowner or guest) is required to fill out a "Waiver and Release of Liability" form (Appendix C - Liability Form). It is the responsibility of the homeowner to collect these forms and forward them to the property manager in a timely fashion. When guests are invited to play pickleball and need access through the front gate, the Homeowner should supervise and be responsible for the entry of these guests. Please do not share your personal gate code or transponders with outside guests.

14 - CAN I HAVE A GARAGE / ESTATE SALE?

No

15 - CAN I TAKE AS MUCH CITRUS AS I CAN CARRY AWAY?

This is not formally regulated but there are expectations that you will not pick any tree clean of citrus but select a few from a variety of trees throughout the complex. You should not allow others to come in and pick. Keep in mind that we all share the fruit. A guideline might be "take only as much as you can eat". Remember that any trees within private user areas are not yours to pick - owner permission is needed.

16 - WHAT ABOUT GARBAGE AND RECYCLING?

Each plaza has its refuse container and trash is picked up regularly. The 4 recycling bins are designated in recycling blue color. The green colored trash cans are for organic recycling. Each trash bin has a label informing you what exactly can be placed in the bin. Please be sure to break all cardboard boxes and cartons down flat. Trash placed outside of the Dumpsters or outside of the Dumpster Enclosures will NOT be picked up or removed.

Palm Springs Disposal Service is responsible for the sanitation services in the community. The large trash dumpsters are emptied every Monday and Thursday. Brown Recycling dumpsters are emptied every Tuesday. The Green Colored Organic Recycling trash cans are emptied on a bi monthly basis.

17 - HOW CAN I GIVE INPUT TO THE BOARD?

Attend the monthly board meetings and participate in the community segment.

18 - OTHER NEIGHBORLY NOTES:

Please do not invite unknown vehicles into the complex through your personal entry code. Entry gate is controlled by a transponder which you obtain from the property management company. For the safety and security of everyone in the community, DO NOT give out the entry code or lend your transponder to service vendors or guests. Guest entry is through call box and then owner access.

19 - COMMUNITY ACTIVITIES:

Community activities such as community potluck nights, special community get togethers (such as New Year's Eve Brunch or Super Bowl Day), Games Night, Drop In Pickleball and other such activities are always posted on the peg board display as you exit the Front Gate. Some of these events happen in the community on a monthly basis so be sure to check out the date and time on the board.

20 - COMMUNITY ONLINE CHAT GROUPS AND COMMUNITY WIDE ALERT SYSTEMS:

Next Door Fairways Neighborhood Watch Group: Join the Fairways neighborhood Watch group to stay in touch with Fairways neighbors regarding suspicious activity within the community. The URL is: <https://nextdoor.com> and search for 'Fairways Community Neighborhood Watch' group to join.

Everbridge Emergency Alert App:

Everbridge is a powerful mass notification system that will be used to send emergency information and instructions to anyone who lives or works in the City of Palm Springs. Everbridge can reach you wherever you are almost immediately to provide information and instructions for a variety of emergency situations, including: fires and subsequent evacuations; shelter, transportation, or supply information following a major disaster as well as road closures and other public safety incidents that immediately affect your neighborhood! Register here at <https://www.palmspringsca.gov/government/departments/emergency-management/emergency-community-alert-sign-up>

21 - COMMUNITY PHONE NUMBERS OF IMPORTANCE:

Palm Springs Police Department

Emergency 911 or (760) 327-1441

Non Emergency (760) 323-8151

After Hours Non-Emergency (760) 327-1441

Animal Control: E (760) 327-1441 or non -E (760) 323-8151

Community Resource Officer (760) 416-5743

Area Utilities:

Southern California Edison (800) 684-8123

Southern California Gas (800) 427-2200

Desert Water Agency (760) 323-4971

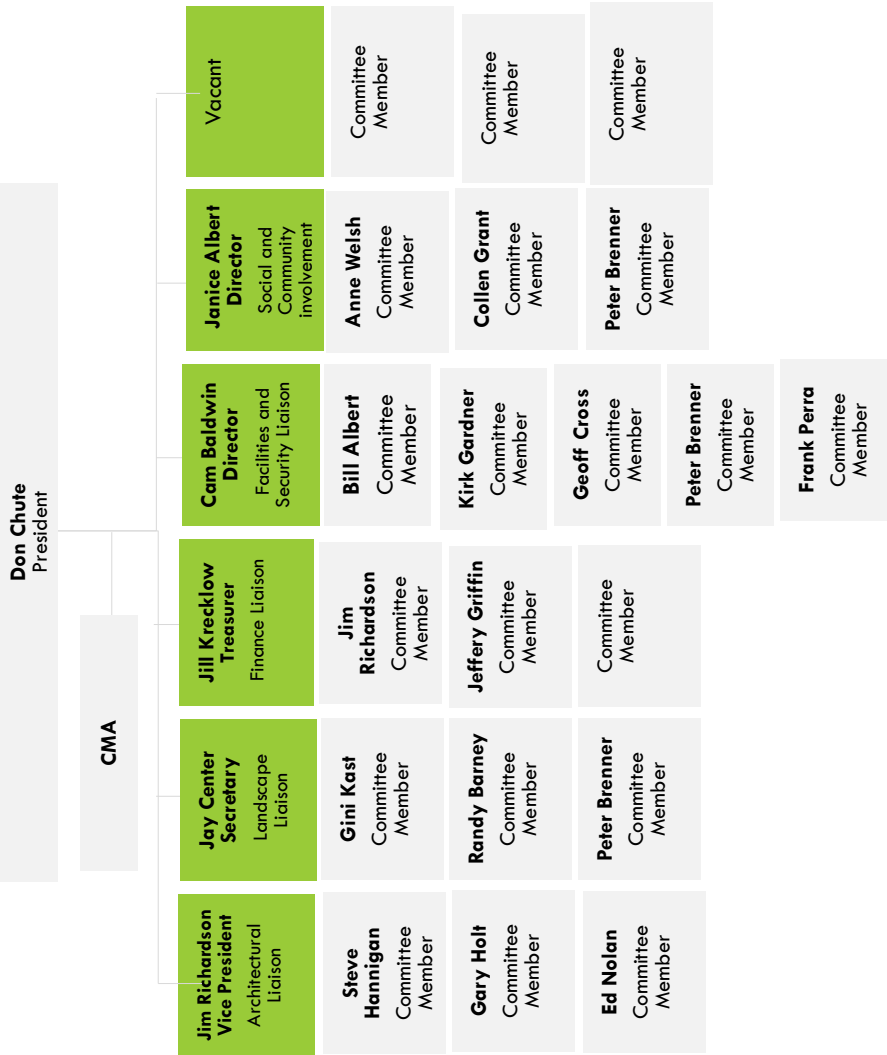
Spectrum (cable & internet). (855) 75-SPECTRUM

Websites of Interest:

The Palm Springs Post (event and area information) <https://thepalmspringspost.com>

Emergency Veterinary Group - 24/7 care - Coming soon so call ahead - 73495 Hwy 11, Palm Desert. (760) 249-2279

Veterinary Urgent Care of Palm Desert - Call ahead but open M-F 12pm-10pm and Sat/Sun from 10pm-8pm. 36955 Cook Street, Ste 14A, Bldg N near the Cook Street exit off the 10 Freeway (760) 851-0668 www.vucd.vet



FAIRWAY'S
HOA
ORGANIZA
TION
STRUCTURE

Exhibit B - 2025 HOA Budget

THE FAIRWAYS HOMEOWNERS ASSOCIATION JANUARY 1, 2025 THROUGH DECEMBER 31, 2025

	INCOME	2025 BUDGET	2024 BUDGET	INCREASE (DECREASE)
4000	MONTHLY ASSESSMENTS	1,372,682.28	1,182,960.00	189,722.28
4100	GATE CARDS/KEYS	1,200.00	0.00	1,200.00
4160	MISC INCOME	1,200.00	0.00	1,200.00
	TOTAL INCOME	1,375,082.28	1,182,960.00	192,122.28
	EXPENSES			
	LANDSCAPE MAINTENANCE			
5000	LANDSCAPE CONTRACT	336,000.00	338,500.00	
5010	LANDSCAPE EXTRAS	4,000.00	3,500.00	500.00
5020	IRRIGATION R&M	15,000.00	15,000.00	0.00
5025	LANDSCAPE COMM PROJECT	5,000.00	2,000.00	3,000.00
5030	FERTILIZER & WEED CONTROL	20,000.00	20,000.00	0.00
5040	TREE TRIMMING	25,000.00	26,000.00	
5045	TREE REMOVAL/REPLACE	4,000.00	5,000.00	
	TOTAL LANDSCAPE MAINTENANCE	409,000.00	410,000.00	
	POOLS & SPAS			
5200	POOL CONTRACT	48,000.00	29,160.00	18,840.00
5210	POOL/SPA R&M	7,500.00	10,000.00	
	TOTAL POOLS & SPAS	55,500.00	39,160.00	16,340.00
	UTILITIES			
5400	ELECTRICITY	48,000.00	48,000.00	0.00
5410	GAS	35,000.00	60,000.00	
5420	WATER	130,000.00	130,000.00	0.00
5430	WASTE DISPOSAL & CLEANING BINS	67,000.00	60,200.00	6,800.00
5440	TELEPHONE	800.00	1,260.00	
5450	SEWER	1,400.00	1,600.00	
5460	INTERNET SERVICE	1,350.00	1,350.00	0.00
	TOTAL UTILITIES	283,550.00	302,410.00	
	COMMON AREA MAINTENANCE			
5500	ACCESS GATE R&M	3,000.00	6,000.00	
5600	LIGHTING R&M	5,000.00	5,000.00	0.00
5610	PEST CONTROL CONTRACT	10,000.00	13,000.00	
5615	PEST CONTROL EXTRAS	0.00	0.00	0.00
5620	TENNIS COURTS	4,800.00	4,800.00	0.00
5630	COMMON AREA R&M	3,000.00	7,000.00	
5650	JANITORIAL- CLUBHOUSE	7,900.00	5,775.00	2,125.00
5660	ROOF REPAIR	4,000.00	5,000.00	
5670	ALARM MONITORING	600.00	600.00	0.00
5680	PATROL SERVICES	5,000.00	20,000.00	
5685	GATE REMOTES/KEYS	1,200.00	1,456.00	
5690	FIRE EXTINGUISHER SERVICE	750.00	1,000.00	
	TOTAL COMMON AREA MAINTENANCE	45,250.00	69,631.00	
	ADMINISTRATIVE			
5800	MANAGEMENT CONTRACT	68,400.00	60,868.00	7,532.00
5810	AUDIT	4,000.00	2,200.00	1,800.00
5820	LEGAL	50,000.00	25,000.00	25,000.00
5830	SOCIAL EVENTS	1,500.00	500.00	1,000.00
5835	FILING FEES	60.00	45.00	15.00
5840	POSTAGE/PRINTING	600.00	2,500.00	
5845	LICENSES/PERMITS	1,200.00	4,500.00	
5850	BAD DEBTS	0.00	1,000.00	
5855	RECORD STORAGE	0.00	750.00	
5860	INCOME TAXES	5,000.00	4,500.00	500.00
5870	INSURANCE	188,744.64	59,000.00	129,744.64
5880	RESERVE STUDY	1,500.00	2,000.00	
5885	INSPECTOR OF ELECTIONS	1,500.00	2,500.00	
	TOTAL ADMINISTRATIVE	322,504.64	165,363.00	157,141.64
	RESERVE CONTRIBUTION			
7000	RESERVE ALLOCATION	259,277.64	196,396.00	62,881.64
	TOTAL RESERVE CONTRIBUTION	259,277.64	196,396.00	62,881.64
	TOTAL OPERATING EXPENSES	1,375,082.28	1,182,960.00	192,122.28
	NET OPERATING EXPENSE LESS OP REVENUE	1,372,682.28	1,182,960.00	189,722.28
	NET INCOME (REV LESS EXPENSE)	0.00	0.00	0.00
	2025 MONTHLY ASSESSMENT 186 UNITS	615.00	530.00	85.00
	\$106.00 is Max Allowable Amount (20%) to increase w/o a vote of the membership.			16%