

November 2025 Update from Fairwood

- During the Annual meeting in October, the 2026-27 budget was discussed. We mistakenly stated that the reserve increase for 2026-27 was \$6 a month per unit. After a closer analysis, here are the upcoming reserve increases:

2026 - \$25 per month, beginning 7/1/26

2027 - \$25 per month, beginning 7/1/27

2028 - \$25 per month, beginning 7/1/28

2029 - \$6 per month, beginning 7/1/29
- During the snowplow season – those units on the private road, please direct your guest to only park on one side of the road, as to allow the plow trucks to get by - parking in your driveway is preferred. And as a reminder, our snowplow service contract calls for plowing our driveways prior to 7:00 a.m. if there is more than 3” of snow, and again during the day as needed. Walkways leading to the front doors will be shoveled as needed, and both the driveways and walkways will be salted only if completely iced over. If there are icy patches on your driveways/walkways/steps, which is a regular occurrence with our weather, please consider using the ice melting pellets that are available at most hardware stores for about \$10-\$20.
- Architectural request forms must be submitted for any additions or changes to anything on the exterior of your property. These requests are turned around very quickly. The forms can be found on the website (www.riveredgehoa.com) under Meetings and Maintenance/Maintenance and Repairs. If you have received a letter stating that your awning needs to be replaced for next year – you must fill out an architectural request form and submit it to the Board prior to installation.
- It has been requested by the Board that unit owners identify their unit # on the back side of the unit for emergency purposes. This can be done by, 1) mounting the number on the brick; 2) if not obstructed by shrubs, adhere on the low front fascia of the deck that sits just below the deck flooring; or adhere the number to the top riser of your stairs (front facing stairs only). The riser is the vertical portion of the stairs. **Only adhesive numbers (stick-on) can be used for adhering the numbers to the fascia or the riser.** Any other ideas should be run by Joe U., as nothing is to be attached to the railings or posts themselves.
- Gutters will be cleaned Monday, November 17th, weather permitting.
- All holiday decorations must be removed by January 15th, 2026. Any decorations left after January 15 will be discarded and the unit will be fined.

And finally – Congratulations to our Mayor -Elect, Bill Strassburg!

Thank you,
Fairwood Management and The River Edge Board of Managers