



2628-B Rolling Green Dr., Macungie, PA 18062

MAY BULLETIN 2021

### ANNUAL MEETING

The 44th Annual Meeting of the Fairways at Brookside II is scheduled for **Monday, May 10, 2021 at 7:00 PM in the Clubhouse.**

To conduct the Annual Meeting and (1) pass the Auditor's Report, as presented by Gorman & Associates, and (2) complete the Election of Officers, we must have at least 51% of the voting power of the Association members represented in person or by Proxy.

### AUDITOR'S REPORT

A copy of the 2020 year-end auditor's report, prepared by Gorman & Assoc. PC, is enclosed.

### PETS

No pets shall be kept on the property without written permission by Council. Pets must be on a leash or carried. Please walk your dog away from the buildings. Always clean up. It will be appreciated by your neighbors and lawn mowing crew. Also, cats should not be left out to roam the area. Please abide by the Rules and Regulations concerning domestic pets, especially the following: "With the exception of existing dogs, no Unit Owner or Occupant may keep or harbor more than one dog in any unit."

### MAINTENANCE

Now is the time to make exterior repairs. If you notice any serious maintenance problems with your unit, submit work order to Management or email to [don@fairwaysmanagement.com](mailto:don@fairwaysmanagement.com) or [monica@fairwaysmanagement.com](mailto:monica@fairwaysmanagement.com). Exterior and interior maintenance is provided for your convenience. The fee per hour is \$35.00 and all maintenance results in a charge to either the association or the homeowner. Also, a reminder, Spring is here and a good time to review the Fairways at Brookside II Community Rules and Regulations especially your responsibility to not place any personal articles such as bicycles, scooters, baby carriages, grills, toys, lawn furniture or other personal articles on the Common Areas (lawns and sidewalks). Patio and porches are **not** Common Areas. It is your responsibility to keep them clean.

### RENTALS

If you are a landlord and renting your unit, please be certain Management has a copy of the lease. We want to have everyone who lives at Fairways on the mailing list. Rental residents have the responsibility of abiding by the same rules and regulations, which govern the Fairways community, as homeowner residents. Remind new rental residents that **driving on lawns is not permitted**. If you need assistance or guidance in this area, contact Management, President or any member of Council. We want you to be happy in your residence, but not at the expense of any infractions of the by-laws.

### NEW RESIDENTS

*Welcome to the Fairways at Brookside!* As a new owner, the Realtor or Seller should have presented you with a packet of information and most importantly, a copy of the Owners' Manual. We suggest you take a moment and familiarize yourself with the section on Community Rules and Regulations. Please don't hesitate to call Council or Management, if you have any questions.

**FAIRWAYS MANAGEMENT**