

**FAIRWAY NINE I CONDOMINIUM ASSOCIATION
SPECIAL NEWSLETTER
APRIL 2025**

Pool & Hot Tub Update – Management has been reporting for several months that all the Fairway Nine Associations groups I, II and VII have been working on a Recreation Parcel Agreement. Management has been receiving calls and emails from Fairway Nine I and VII owners expressing frustration over the lack of progress and requesting more information, and here is what we know to date.



With regard to the Recreation Parcel Agreement, among the issues currently being addressed are the reconstruction plans, future expense allocation methods, ongoing operational procedures, future management of the facilities, insurance requirements, user monitoring and restrictions and contractor bidding requirements. For some time, it was understood that many of the items mentioned had been resolved including the reconstruction plans.

In an effort to prepare for reconstruction and to demonstrate to owners that some action was being taken in regard to rebuilding efforts, Management requested and received approval from the Board members of Fairway Nine I and VII to finalize and submit the reconstruction plans for SVEA ADC and City of Sun Valley review. The building approval processes can often take 2 to 3 months to finalize and secure a construction permit, and it was thought prudent to get this required action underway in preparation for reconstruction starting this summer upon the Recreation Parcel Agreement finalization. The review applications were submitted with the understanding that the Fairway Nine II Board had no issues with the reconstruction plans reviewed and previously agreed to by the Boards. Subsequently, the owners in all three Association groups were notified that the reconstruction application was submitted to SVEA and the City of Sun Valley for review and approval. This preconstruction effort was challenged, and letters of opposition were received by SVEA. SVEA informed management that the review application had been withdrawn, and additional submittal documentation would be required. Given the contentious nature of the objections received, SVEA's actions were understandable and the additional documentation requirements are reasonable to address the concerns expressed. We will be unable to initiate the review processes until all three Association Board's write a specific letter of approval that can be submitted with the review application. At this time, project submittal does not seem likely until the Recreation Parcel Agreement can be finalized.

Additional provisions recently proposed to the Recreation Parcel Agreement include further review of the proposed reconstruction plans, a solicitation of additional contractor bids and user access control and management requirements. Unfortunately, it will require a bit more time to conclude these matters.

We will keep you updated on our progress. Thank you for your patience and understanding.