

## Common Property – SE Corner – Fairway View Condominiums

### History:

In 2009, a small number of owners were given approval by the Condo Board of Directors (cBOD) to use the SE corner of the property to create garden plots. It was recently determined that the Board did not have the authority to limit access to the 'common space' by converting it to 'limited common space' as defined in the CCR's (Declaration) dated May 10, 1989.

In November of 2020, all owners received notice from the property management company that the Condominium Association was non-compliant with Article 4 of its own CCR's regarding the use of the landscaped area. The cBOD determined that further review of the situation was needed. A request for volunteers to research this issue and bring recommendations to the cBOD was sent out, and the members below were selected, with the following mandate:

*Return to the Board recommendations no Later than March 31, 2021, for the best use of the SE corner as a common space as defined in the Bylaws and the Declaration, with access for all owners, their guests, and their visitors as required by Bylaws and the Declaration.*

- a. The committee shall have at least five (5) members*
- b. The Board Chair will name a chairperson of this committee*
- c. The committee will have geographic representation from the entire community*
- d. The committee will include no more than one owner who is a garden space user, defined as any owner who has had a space within the last five years*
- e. The committee may return a recommendation that a garden space is the best use of the SE corner, but that use must comply with the Bylaws and the Declaration*
- f. The committee, through the Board Chair, may seek technical assistance from the community manager and/or counsel.*

(continued on back)

The Committee efforts are just beginning! We meet weekly on Mondays at 1:00 pm, via Zoom, and all condo owners are welcome to join us. The Zoom connection is always included in the weekly Blast. We welcome comments and questions so feel free to reach out to any of the committee members (contact info below).

***NOTE:*** *An initial Survey about this area of property will be sent to all owners in the coming weeks. We want your input!*

### **SE Common Area Property Committee Members**

Sharon Madden, Unit #91 - 360-561-5099 [maddensa@comcast.net](mailto:maddensa@comcast.net);

Donna McIntosh, Unit #15 – [d115mac@comcast.net](mailto:d115mac@comcast.net);

Diane Nolan, Unit #86 - [Lugsnolan@aol.com](mailto:Lugsnolan@aol.com);

Helene Pihl, Unit #105 - 503-680-7175 [helene.m.pihl@gmail.com](mailto:helene.m.pihl@gmail.com); co-chair

Holly Redfern, Unit #56 - 971-221-3445 [hollybredfern@gmail.com](mailto:hollybredfern@gmail.com); co-chair  
(Gardener)