Fall/Winter 2026

Fairways



The season is finally changing to a more comfortable temperature for spending time outside, and we couldn't be happier about it! With autumn comes falling leaves, so we'd like to take a moment to refresh everyone on how the City of Tullahoma handles leaf collection.

While the city provides a leaf vacuum service to residents, the trucks can get overwhelmed once the leaves really start falling. In our experience, Fairways homeowners tend to have better results when they bag their leaves. The city collects bagged leaves weekly with a garbage truck, making this a more predictable pickup.

Of course, you can also rake your leaves into piles along the edge of your lawn for the city's vacuum trucks to collect. Just keep in mind that it may take a while for the trucks to make their way through our neighborhood, and leaves sitting on grass for extended periods can damage your turf.

The city provides leaf collection from November through February, depending on conditions necessitating the service.

Our neighborhood is on **Route 4**, and vacuum trucks come through about every two weeks. Public Works has the schedule at (931) 454-1768.

Neighborhood Improvements

Both Fairways entrances have now received a complete landscaping makeover, including new plantings, redesigned beds and fresh sod.

The updated entrances were designed to reflect our neighborhood's name and its connection to the Lakewood Golf & Country Club, creating a welcoming first impression for the community.

We've also installed new DarkSky-compliant lighting as part of these improvements. The fixtures provide attractive, downwash illumination at night while helping minimize unnecessary light pollution.

Another significant improvement was the completion of professional curb cleaning throughout Fairways in mid-September.

Approximately 2.5 miles of neighborhood curbing received a thorough scrubbing, removing years of accumulated dirt and discoloration.

The results have been remarkable, giving our streets a noticeably cleaner appearance.



To preserve these results, the board has approved professional curb cleaning as a recurring maintenance project, to be performed approximately every three to four years.

To help fund this ongoing improvement without placing an undue burden on our reserve funds, the board has also approved a $15 increase in annual HOA dues per lot, from $60 to $75, beginning in 2027.

Spreading the expense across several years will allow us to maintain the appearance of our neighborhood while planning responsibly for future maintenance.

LOOKING AHEAD TO 2027

As we enter 2027, the board is turning its attention to two initiatives designed to strengthen our community for years to come: modernizing our governing documents and launching a dedicated neighborhood website.

Modernizing Our Covenants and Establishing Bylaws

One of the board's top priorities for 2027 is establishing a clearer, more comprehensive framework for how our homeowners association operates.

While Fairways has long benefited from a strong sense of community and shared neighborhood standards, our existing governing documents leave certain aspects of association operations undefined. To address this, the board has reviewed and updated our restrictive covenants and drafted a formal set of bylaws.

These documents serve different but complementary purposes. Our covenants help preserve the character and appearance of Fairways, while the proposed bylaws would clarify board responsibilities, leadership selection, decision-making procedures and the relationship between the board and the Architectural Review Committee.

If approved, the updated framework would also bring our association into the modern era, with options for virtual meetings, secure online voting and more convenient homeowner participation.

Clay Uselton
President

Scott van Velsor
Vice-President

Homeowners will be asked to approve the proposed covenants and bylaws in March 2027.

You'll receive the proposed covenants and bylaws for review, along with a short consent form. Our current covenants require changes to be approved by owners' signatures, so if you agree, simply sign the form and return it in the stamped envelope provided. One signature per lot is needed.

Under the proposed bylaws, all future homeowner votes, including board elections, would be by secret ballot, counted by our accounting firm as a neutral third party.

This process would help ensure fair and confidential decision making in the future for the Fairways neighborhood.

Our objective is to establish a transparent, consistent and enduring foundation for our community, one that will serve today's homeowners and future generations.

Launch of a dedicated website for Fairways homeowners.

The website will provide a central location for neighborhood information and make it easier to communicate with the board, access association documents and participate in community activities.

Here's what we're planning:

- Neighborhood News & Announcements
- Online Architectural Review Requests
- Contact the Board
- Financial Information
- Future Online Voting (if approved)

If the proposed documents are adopted and approved, the website would link to an independent online voting service for future board elections, with paper ballots still available.

We'll announce the website address as soon as the site launches.