Summer 2026

Fairways

HOA newsletter



Welcome to the new Fairways Homeowner Association newsletter!

With new leadership in place and a healthy budget, there will be some noticeable upgrades to our neighborhood, plus changes in how we communicate with current owners and new arrivals, of which we've had quite a few in the last few years.

Our intention is to keep a welcoming and inviting atmosphere to our neighborhood and assist homeowners with any and all issues that might arise within the boundaries of our community.

As part of our effort to keep clear and efficient lines of communication among our neighbors, the board is implementing a structured matrix for items that require an architectural review under our bylaws and has taken steps to eliminate any confusion about how to communicate with the board about projects.

For any issue or question you might have about a project or process, please send an email to the President or Vice-President at the contacts below and it will be routed to the appropriate committee or handled personally by us. Additionally, enhancement project ideas are welcome, so please share if you have them!

New leadership introductions and contact info

Clay Uselton and Scott van Velsor were elected to the board in March 2026, joining Scott Glass who serves as HOA secretary and treasurer.



Clay Uselton
President

Clay Uselton and his wife Kim are lifelong residents of Tullahoma. They purchased their lot in 1993 and built their home in 1999.

They raised their two sons Jack and Sam here until moving next door in 2023.

Clay retired from being the owner of Nutt Irrigation in 2025 and is enjoying retirement. He spends his time traveling with Kim, playing golf, and walking their dog, Caddie.

Scott van Velsor
Vice-President

Scott van Velsor and his wife Kristin Luna moved back to Kristin's hometown 15 years ago and purchased in 2019.

Scott works alongside Kristin in journalism and tourism marketing via their creative agency Odinn Media and public art projects through their nonprofit, DMA-events.

They spend their time traveling abroad and to rural areas of the South in search of story angles, interesting places and, lately, birds.

Architectural Review Committee (ARC) Submission Guide

Purpose

The ARC of the Fairways neighborhood exists to help preserve property values, neighborhood appearance and compliance with the community's covenants. The ARC's role is to facilitate improvements, not prevent them. Most projects can be approved efficiently when homeowners provide complete information and communicate early in the process. All requests for architectural review pass through the President first before being communicated with the committee. Once the committee has made a determination, the President will inform the homeowner of the results.

When ARC Approval Is Required

Examples include, but are not limited to, new homes, additions, detached garages, pools, fences, decks, patios, pergolas, driveways, significant landscaping projects, solar panels, exterior renovations and other major exterior improvements.

Before You Submit

Review the covenants, gather plans and specifications and determine whether city permits may be required. Incomplete applications often delay review.

What To Include With Your Application

1. Project description
2. Site plan
3. Elevations or drawings
4. Materials and colors
5. Landscaping and/or screening plans
6. Current property photos

ARC Review Criteria

The ARC generally evaluates covenant compliance, architectural compatibility, quality of materials and neighborhood impact.

What the ARC Does Not Review

Property owners remain responsible for permits, zoning, engineering, drainage, utilities and code compliance. ARC approval does not constitute city approval.

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Review Timeline

Completed applications will be reviewed within 30 days. Requests for additional information may extend review time. If an application is not approved or denied within 30 days of the last communication from homeowner, it will be considered approved per our covenants.

Tips for a Smooth Review

Submit complete information, include photos and dimensions, identify setbacks and ask questions if you have them. We are here to honor your time and ensure that new projects comply with our community's guidelines.

Application Checklist

□ Project description included
□ Site plan included (if applicable)
□ Property lines shown(if applicable)
□ Setbacks shown(if applicable)
□ Building elevations included (if applicable)
□ Materials/colors included (if applicable)
□ Landscaping plan included (if applicable)
□ Photos included

Simple Site Plan Example

A hand-drawn sketch is acceptable for many projects. Please include:

- Property boundaries
- Existing residence
- Existing structures
- Proposed improvement
- Approximate dimensions
- Distances from property lines (setbacks)
- Easements if known

The goal is to help the ARC understand where the project will be located on the property, what materials will be used and how the proposed project will look. Any additional visual references that you can provide to the committee will speed up the review process and ensure a complete understanding of the scope of the project from the beginning.


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