



EQUUS

MANAGEMENT GROUP

March 4, 2013

Dear Homeowner,

Re: The Fairway's at Fieldcreek Ranch Homeowners Association

As you may already know, Equus Management Group has been retained as the Management Agent for your Homeowners' Association. Equus Management Group is a local company specializing in association management and is well respected in the field. Joele Rogers is your new Community Manager.

Beginning immediately, please direct all Association correspondence c/o Equus Management Group. Here is our Reno office contact information.

Equus Management Group
5480 Reno Corporate Drive, Suite 100
Reno, NV 89511
(775) 852-2224 (voice)
(775) 852-4901 (fax)
joele@equusmanagement.com (e-mail)

Within a month or so, your Association will be provided with a home page on our web site at www.equusmanagement.com. Soon, you will be able to access meeting notices, agendas, minutes, governing documents, forms and other pertinent Association information at the click of your mouse.

Coupon books will be mailed to you before your April 1, 2013 payment is due. In the meantime, please mail any payments to the address listed above. If you already mailed your payment to the old management company, no worries it will be forwarded to our office.

If you wish to enroll in ACH (Auto deduction), it is a trouble free way to pay your assessments and you can sign up by filling out the enclosed form.

Any member that uses on-line bill pay must inform their bank of the new remittance address.

Please feel free to call us with any questions, concerns or just to introduce yourself. Our office hours are from 8 AM to 5 PM, Monday through Friday.

We look forward to meeting every homeowner and to providing excellent customer service to your Association.

Sincerely,

Rick Gardner, President
Equus Management Group

***Preauthorized Electronic
Assessment
Payment
Service Agreement and Disclosure
Statement***

for Electronic Payment of HOA Assessments

To Enroll:

Read, complete, and sign the attached Preauthorized Electronic Assessment Payment Services Authorization form. Attach a voided check to the authorization form and mail both to:

***Equus Management Group
5480 Reno Corporate Drive, Ste. 100
Reno, NV 89511***

What:

Equus Management Group through Mutual of Omaha offers association homeowners an opportunity to pay their regular association assessments using automated electronic payments. Preauthorized electronic payments mean that homeowners can pay their assessments automatically without writing checks, thus eliminating the potential for late payments. In addition, the association is assured prompt, predictable payments to help better manage funds. This program is available to all homeowners regardless of where they bank.

How:

The preauthorized electronic assessment payment service uses the Federal Reserve System's Automated Clearing House (ACH) to facilitate electronic transfers from homeowner checking/savings accounts directly into the association's bank account. Funds are transferred between the 5th and 10th day of the month and appear on the homeowner's bank statement each month. Information regarding payments is reported to the association's management or bookkeeping company on the same day funds are deposited to the association's account.

If you have questions or need further information, please call:

***Phone (775) 852-2224
Fax (775) 852-4901***

**Preauthorized Electronic Assessment Payment
Service Agreement & Disclosure**

Preauthorized charges to your account will be processed, when due, for the amount of your regular assessment payment. Payments collected will be deposited to the checking account of your ASSOCIATION, maintained with Mutual of Omaha.

There may be changes to the assessment amounts and/or due dates in accordance with the ASSOCIATION'S governing documents and applicable statutes including notification requirements of the ACH (Automated Clearing House) rules.

We reserve the right to make changes in the agreement at any time. We may cancel Preauthorized Electronic Assessment Payments at any time without cause and you can terminate this agreement at any time by giving sufficient written notice.

Preauthorized Electronic Assessment Payment Services Authorization Card (please print)

ASSOCIATION NAME: _____

NAME (LAST, FIRST, MI): _____

NAME (LAST, FIRST, MI): _____

ADDRESS: _____

CITY, STATE, ZIP: _____

DAYTIME PHONE NUMBER: _____

I (we) hereby authorize Equus Management Group, hereinafter referred to as MANAGER, as agent for the association named above to initiate debit entries to my (our) checking/savings account at the depository named below, hereinafter referred to as DEPOSITORY, to debit the same to such account.

DEPOSITORY NAME (your bank name): _____

This authority is granted in accordance with the terms and conditions of the MANAGER, Preauthorized Electronic Assessment Payment Service Agreement & Disclosure Statement receipt of which I hereby acknowledge. This authority is to remain in full force and effect until MANAGER has received written notification from me (or either of us) of its termination in such manner as to afford MANAGER a reasonable opportunity to act on it.

SIGNATURE (REQUIRED)

DATE

SIGNATURE (REQUIRED)

DATE

****ATTACH VOIDED CHECK WITH THIS AGREEMENT AND MAIL BOTH TO:****

**Equus Management Group
5480 Reno Corporate Drive, Suite 100
Reno, Nevada 89511**

Authorization must be received by the 15th day of the current month for processing to start the following month.

MARCH 2012

THE FAIRWAYS AT FIELDCREEK RANCH

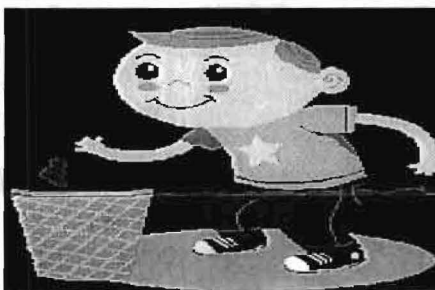
NEWS FLASH

NEW MANAGEMENT COMPANY

The Board of Directors is excited to announce that at our Board Meeting on February 12, 2013 we signed a new contract with a new Management Company for our community. They are Equus Management Group located at 5480 Reno Corporate Drive, their phone number is 775-852-2224. This change has created several positive aspects for our community, first we have contracted with a very professional HOA Management Company that has served HOA's in Northern Nevada for several years and bring a wealth of experience and knowledge to HOA Management. Additionally we have reduced the contract amount we pay for management services yet increasing the service level received in the past. We feel all of you will immediately experience a refreshing difference in the service you experience. The next few weeks will be a transition period getting out day to day operating moved to Equus Management Group, however, you should not experience any lack of service. At our Board meeting in May we will hold our first meeting at the office of Equus Management Group and would encourage all of you to attend. Before the meeting please feel free to stop by the new office or call to acquaint yourselves with the staff and discuss any issues you may have.

APRIL SPRING CLEAN

We will again have a spring cleanup that is scheduled for April 26-28th. Due to the overwhelming response we will add another dumpster for your convenience. Street Sweeping will also take place on April 30th so please do not park on the streets.



FRONT ENTRY TO BEGIN CONSTRUCTION

The long budgeted front entry project is underway. The gates have been removed and construction has begun. We expect the gates to be gone for a few weeks, however, we will make sure they get back up as quickly as possible.

THE FAIRWAYS BOARD OF DIRECTORS

- > President: Michael Vonda
- > Secretary: Gary Fornfeist
- > Treasurer: Lisa Martin
- > Director: Dennis Bryan

MANAGEMENT COMPANY CONTACT

- > Equus Management Group
- > 5480 Reno Corporate Drive,
#100, Reno, Nevada 89511
- > Joele Rogers—Community Manager
- > 775-852-2224 (ph)
- > 775-852-4901 (f)
- > joele@equusmanagement.com
- > www.equusmanagement.com

NEXT BOARD MEETING

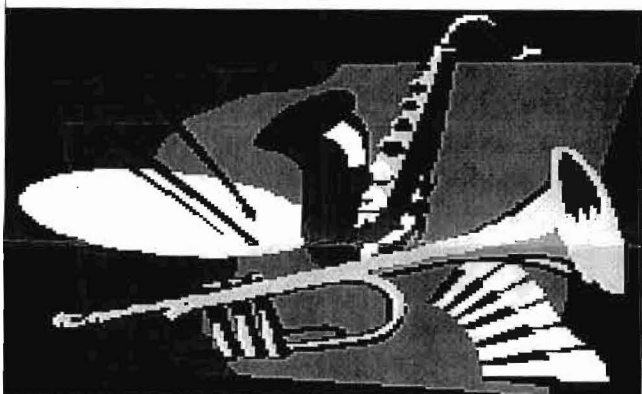
MAY 14, 2013
6:00PM
Equus Management Group
5480 Reno Corporate Dr,
#100
Reno, Nevada 89511



JAZZ CONCERT & PICNIC

Kick off the summer inside Fairways with a **jazz concert and picnic!!** The **Reno Youth Jazz Orchestra** has graciously committed to performing for our neighborhood summer get-together!! Save the date! On **Thursday, June 20th, from 6-8pm**, we will enjoy the fabulous music of two youth jazz orchestras in Fairways on the front lawn of the Harris home at **13005 Silver Wolf Road**. Please **bring a blanket or chairs and a picnic basket** if you wish! There will be some refreshments provided.

These musicians are middle and high school students from the surrounding five counties, and are truly talented! If you do not get an opportunity to attend on June 20th, please be sure to catch them at another performance around town, especially during Artown. There is no charge for our Fairways concert by this non-profit group, but you will be welcome to make a voluntary donation if you choose. Invite your family and friends for our own jazz kick off to the lazy days of summer!!



EMERGENCY PREPAREDNESS

At the next Homeowners' meeting on May 14th, there will be the **official Washoe County Emergency Preparedness Booklets** available for you to take home. If you cannot attend but would like one, please let it be known and we will drop one off for you.

ESTATE PLANNING SEMINAR

Estate-planning attorneys of Anderson, Dorn, and Rader, located nearby on Damonte Ranch Parkway, have offered us a **private, no-obligation estate-planning seminar**. It is an excellent two-hour refresher course, even if your trust is already made to your satisfaction. The laws frequently change and this is an opportunity to learn the latest rules. If you have moved to Nevada from another state, there might be laws/rules unfamiliar to you. Please consider this offer and convey your interest! If you are interested please e-mail our Community Manager at joele@equusmanagement.com.



NEIGHBORHOOD WATCH

At the next meeting, we will also inquire about interest in forming a **Neighborhood Watch** program with the **Washoe Sheriffs Department**. Please consider if you would like to participate, and we will try to set that up for the August HOA meeting.

We will also propose regular **neighborhood get-togethers** at Wolf Run Golf Course, for whose beautiful fairways we are named! They have frequent social events, which might be of interest. The food is great and the proximity cannot be beat!



NEW CONSTRUCTION

You will see a new house beginning construction shortly on Silver Wolf Road just before Springer Court. Other construction projects are planned but not approved at this time.