

Fancher Heights Owners Association
Annual Meeting Review

FHOA annual meeting held on Nov 13th, 2025. 38 participants either in person or via proxy

The 2026 Budget was approved.

Annual assessment was raised to \$300 for 2026.

2024 Annual Meeting Minutes approved

Amendment was not passed.

Board members for 2026: Ryan Mathena, Stephanie Younie, Steve Morehead, Traci Phillips, Nicole Edwards, Kristen Thorstenson, Megan Matthews

Ryan Mathena provided a year-in-review update, highlighting that most board positions were filled with new members this year. The board discussed changes to their landscaping service provider and approved a dues increase due to increased landscape costs. They also reviewed ongoing projects including website upgrades and discussed plans for replacing or refurbishing the aging boulevard lights, and the Merrill Park sign refurbishment.

Discussed our decision to switch landscaping contractors after issues with the previous provider, including incomplete shrub pruning, overwatering, and billing problems. We awarded the new contract to Fisher Landscaping for \$19,000. The new contractor has been performing well and the board expressed satisfaction with the improved appearance of Merrill Park and the boulevard and common areas.

Discussed replacing the neighborhood's 17 streetlights and one mailbox light along Fancher Heights Blvd, with options ranging from converting to LED bulbs (\$8,300) to replacing entire fixtures (\$25,000). Stephanie reports the current halogen bulbs cost \$50 each, but they are increasingly hard to find. And at least two lights no longer work.

*Any work done on the median lights will most likely be paid for by a special assessment, so be aware that may be in the cards for 2026.

Discussed possibly removing the requirement for interior home sprinkler systems, these are currently mandatory due to a 1988 requirement when the community was platted. During a recent phone conversation, I discussed this issue with the Douglas County Fire Marshall. She stated that considering today's increased fire dangers, her office would not approve nor recommend approving the removal of the requirement. Her professional opinion was that interior sprinklers save lives.

The board also addressed several matters:

- RV and boats cannot be stored at your residence. There is a 48-hour RV/boat loading/unloading rule.
- Garbage cans need to be stored out of view from the street per CCRs.
- Several properties have trees and shrubs that are crowding into the sidewalk area, forcing people to duck or walk into the street to get by. Please look around your property.

I would also like to thank Tom Bellamy for his many years of Board service and the sheer volume of work that he did, all of it unrecognized. Thanks, Tom!

Thank you
Ryan Mathena
FHOA Board President