FAIRWAY FOREST TOWNHOMES
1011 HAMBLEN ROAD | KINGWOOD, TX | 77339

November 21, 2026

Dear Fairway Forest Homeowners,

On behalf of the Board, I invite you to the 2026 Fairway Forest HOA Annual Meeting. We'll elect directors, review the Association's finances, and vote on a proposed increase to the monthly assessment. Your participation will help shape our priorities for 2027.

Saturday, December 5, 2026
4:00 p.m. Central Time
Virtual meeting on Zoom • Homeowners only
Meeting ID 790 5191 0522 | Passcode i003Tf
Join Zoom meeting

Items for a homeowner vote

- Election of directors
- Resolution 1 — proposed regular assessment increase

The Board proposes raising the monthly assessment from $130 to $143 per home beginning January 1, 2027, if approved. The $13 monthly increase would help cover rising utility, trash collection, and landscaping costs and fund future maintenance and repairs.

If you cannot attend, contact the Board for advance voting or proxy materials and return instructions. Thank you for taking part in decisions that affect our community.

FFTA Board of Directors

Robin Miller, President	mrrobingmiller@gmail.com
Richard Cantu, Vice President	richardroy01@gmail.com
Treasurer position vacant	
Jenn Brow, Secretary	diana5171985@yahoo.com

Enclosures
A. Resolution 1 — Proposed Monthly Assessment Increase
B. Advance Voting Form
C. 2026 President's Report

A. Resolution 1 — Proposed Monthly Assessment Increase

If duly approved, the regular assessment will increase from $130 to $143 per home per month ($1,716 per year), effective January 1, 2027.

To appoint a proxy, contact the president or secretary for the form and submission instructions.

B. Advance Voting Form — Draft for Board Review

I submit the following votes in advance:

- **Election of directors:** _____
- **Resolution 1 — Increase the regular assessment to $143 per home per month ($1,716 per year), effective January 1, 2027. YES / NO (circle one)**

Print Member Name: _____

Print Unit Number: _____

Date (MM/DD/YYYY): _____

Signature: _____

Confirm return instructions with the designated ballot collector before submitting:

Robin Miller | mrrobingmiller@gmail.com

Compliance: TX Property Code Sec. 209.00592

By casting your vote via absentee ballot, you will forgo the opportunity to consider and vote on any action from the floor on these proposals, if a meeting is held. This means that if there are amendments to these proposals your votes will not be counted on the final vote on these measures. If you desire to retain this ability, please attend any meeting in person. You may submit an absentee ballot and later choose to attend any meeting in person, in which case any in-person vote will prevail.

C. 2026 President's Report

Thank you for your patience and for reporting concerns promptly. The Board continues to look for ways to manage costs and maintain the property.

Higher Houston water utility costs first incurred in 2025 continue to affect our budget. We also expect trash collection and landscaping costs to rise in 2027. The proposed increase from $130 to $143 per month would help cover these expenses and support future maintenance and repairs.
Illegal dumping remains a concern. The Board is evaluating ways to address it and appreciates homeowners reporting incidents promptly.

Robin Miller
FFTA President