

Fairway Focus

Fall 2026

Strengthening Community ✦ Fostering Communication

Fairway Estates Community Association (FECA)

www.fairwayestates.org

Upcoming Events

For event questions, contact Kelly Dixon at Events@FairwayEstates.org or 727-692-3073. Look for updates via email blasts, posts on Facebook and Nextdoor.

Fall Festival October 25, 2-5pm



Grab your costumes and appetite for a spooktacular day. The popular kids' and adults' costume contests with prizes are happening. Plan to sip on something festive—alcoholic or not. Join in on the Chili and Cornbread Throw-down competition. Bring your homemade chili or cornbread to vie for top prize and to share with your neighbors. Todd Brooks is coordinating, so contact him about your entry. Everyone can bring a fun, spooky, delicious dish to round out the party food!

Neighborhood Garage Sale Nov. 14, 8am

General signage will be posted within our community, and ads will run in the local newspaper and on free yard sale websites. Note the City restricts signage on right of ways. Residents are encouraged to display their own signs to spread the word. No permits are required.

Holiday Party December 6, 2-5pm



Join neighbors for an afternoon of holiday cheer! Munch on pizza, sip merry drinks (with or without a kick), and strike your holiday pose at the photo booth from 2–5 pm.

Rumors that Santa will be there! Bring a festive treat to share.

Fairway Estates Women's Club

Happy Hour is the last Tuesday of the month—come join us! Follow us on Facebook for Happy Hour locations, and exciting activities. Any FEWC member can suggest a fun, creative activity. Questions or ideas? Call Deb Tully: 727-200-5683.

Note from the President - Mathew Stevens

Hello Fairway Estates neighbors! Another Fall season brings changing temps, returning residents and lots of news. Here's a recap.

During this summer we said goodbye to some neighbors, welcomed new neighbors, watched home renovations, averted any big hurricanes, followed watering constraints, and joined as neighbors to honor this country's 250th birthday with scores of American flags lining the streets. I look forward to see when you all decide to use the flags again.

We have some FECA Board and committee updates. Over the past four years Deb Timko with Dora Picini have done a wonderful job welcoming new neighbors. However, this summer, Deb decided to step down from Welcome Committee Chair and pass the torch. We are excited to introduce the mother-daughter team of Jody Llanes and Lani Norman as the new Welcome team.

We also welcome Dawn Galasso to the Board, appointed to take Betsy Morgan's seat, and the role of Board Secretary. I hope you get a chance to see Jody, Lani and Dawn to congratulate and thank them for volunteering. You can learn more about these women in this newsletter issue.

With Fall, we are welcoming our winter visitors and starting our cooler weather activities. We have many upcoming events for your calendar starting with Fall Festival (Oct 25th) and the annual chili throwdown and cornbread bake-off. If you are cleaning out your closets, don't forget about our neighborhood garage sale (Nov 14th). We round out the year with the Holiday party (Dec 6th) and a 'special guest'. The Board and volunteers are hard at work on each of these events. Check the announcements here and in FaceBook for how you can lend a hand. Also the Fairway Estates Women's Club continues its monthly Happy Hour on the last Tuesday of each month—a great way to meet and catchup with your neighbors.

Congratulations to our fall yard of the season winner and thank you to all of you who nominated and voted. Truly a neighborhood consensus. Despite the dry start to our summer, we see a lot of effort has been made to bring yards back to life. The dedicated owners of Fairway Estates continue to make our neighborhood truly special.

Also, remember FECA meetings are open to residents, with meeting minutes posted on our website. Find out more on our calendar and at Fairwayestates.org. I hope to see you at a monthly meeting or the upcoming events!

Editors: Kathy O'Leary, Diane Garcia, Sabrina Hackett

Contact us: newsletter@fairwayestates.org

2027 FECA Board Elections by Larry Burleson Nominating Committee Chairperson



At the annual FECA meeting in February we hold elections for those FECA Board positions whose terms are ending. Our by-laws allow up to nine board members with three year terms, and allow serving board members to run for re-election if they wish.

This coming February, five Board seats are up for renewal held by: Matthew Stevens, Dawn Galasso (Board elected Dawn to replace Betsy Morgan when she left the Board), Todd Brooks, Bill Greenwood, Mary Lyons. As nominating committee chair, I have confirmed that these members wish to keep their seats.

If anyone else is interested in pursuing any of these Board seats, please contact Larry Burleson at 904-610-4186 or email Atlargeseat4@FairwayEstates.org with your request and attend at least one Board meeting prior to December 1.

The nominating committee will select the slate of nominees for the annual meeting vote. The slate will be communicated in the Annual Meeting and Dues notices you will receive in January 2027.

Welcome New Neighbors

Kurt Bissett	2396 Mangrum
Stacey & Jorge Chavez	1218 Taylor
Jennifer & Joshua Dechellis	2347 Watrous
Mira Kelly	1133 Burke
Maria & Bernhard Paul	2388 Jones
Beth Ann & Michael Roberts	1434 Hagen
Abigail Stroud-Zicolello & Christopher Zicolello	2353 Demaret

FECA Board Meetings

The FECA Board of Directors meets the 2nd Wednesday of the month at 6:30pm from September through June at the Dunedin Community Center.

Residents are welcome to attend and can make comments both before and after the meeting, consistent with [Robert's Rules](#). All board meeting minutes are posted on Fairwayestates.org.

Meet Welcoming Committee Co-Chairs Lani and Jodi



We are excited to announce that mother-daughter team Jodi Llanes and Lani Norman will now be co-chairing this committee. They encourage anyone who would like to meet our new neighbors to join them to help new families become familiar with our neighborhood and Dunedin communities.

The Board was saddened when Welcome Committee Chairperson, Deb Timko, decided to step away from this role. Deb and her team have done a phenomenal job the past several years greeting our new neighbors and welcoming them into our community.

Jody and Lani each have an infectious, joyful energy and desire to make each new neighbor feel right at home. They are working with local vendors for representation in the welcome kits to encourage supporting our Dunedin shop owners. Jody and Lani are also encouraging our new neighbors to get involved with Fairway Estates activities and learn how they can contribute to keeping our community the best in Dunedin. We welcome Lani and Jody, and thank Deb and her team. We are lucky to have this caliber of neighbors!



Additional Paid FECA Members

Thank you to all neighbors who have paid their 2026 annual fees of \$65 that support the responsibilities of our Fairway Estates Community Association. See the [winter newsletter](#) to learn how these fees are used and the FECA website for the monthly [Treasurer's report](#) and the 2026 [budget](#).

Kurt Bissett
Melinda Dower
Richard & Megan Murphy
Ron & Rika Randolph
Mary Ellen Tilly



Register to vote by Oct. 5

**Early voting starts Oct 19-Nov 1
Request mail-in ballot by
Oct 22 5pm
Election Day Nov 3 7am-7pm**

Neighbor Spotlight: Multi-Generation Residents

Some neighborhoods are simply places to live. Others become part of a family's story. Ours is one of those rare communities where generations have shared the same streets, watched children grow into parents, and welcomed grandchildren who now play in the very parks and yards where their families once played. It is these multigenerational families, whose roots run deep and whose connections continue to grow, that help give our neighborhood its enduring sense of warmth, belonging, and home. Here are the stories of six multigenerational families who share this experience.

Kim Stopnytsky & Family

We moved to Fairway Estates in 1990 where all three of our children graduated from Dunedin



High School. Our daughter and oldest son still live here, while our youngest son lives nearby. We have seven grandchildren and love having them close. My parents moved here in 1995 and stayed until 2024, making Fairway Estates home to four generations of our family. We love this community for its friendly neighbors, pet-friendly spirit, golf cart rides, and welcoming atmosphere. Living near family has brought us closer through shared meals, babysitting, and pet sitting. Here, neighbors become friends, and friends become family.

Dawn Galasso & Family

If you're walking around Fairway Estates and think I don't recognize you, you may just be seeing double! My sister Valerie and I now live just a street apart. Growing up in Northern Virginia, we spent childhood vacations visiting our grandparents in Dunedin. Life took us in different directions—Val to Ohio and me to Florida—but we always dreamed of living near each other again. Four years ago, my husband, Bill, and I found our home in Fairway Estates. After Hurricane Helene, Val and her husband, Dave, found their new home just a street away and their children live in a nearby town. Today, three generations enjoy life in Dunedin, and we love being neighbors again!



Tricia Manning & Family



For the past 12 years, three generations of our family have been fortunate to call Fairway Estates home. Our parents, Gary and Pat Daily, lived just a bike or golf cart ride away, giving our daughters, Madeline and Mia, the gift of growing up with Nana and Papa nearby. Summers were filled with swimming, golf cart rides for ice cream, family dinners, and everyday visits. Papa loved gardening, planting flowers, and sitting outside watching the neighborhood go by. We lost Papa in June, and we miss him dearly. We're grateful for the memories made here and thankful Nana is still nearby to make more.

Terri Hepburn & Family

My parents, Dr. Lewis and Eneida Hepburn, built their home on Fairway Drive in 1966—the first house below the hill. I grew up there with my brother, Mark, and later bought my own home on Harrison Drive in 1998, just a few doors from my mother. As a single mom, having my parents nearby was a gift, and I loved watching my son run between our homes. As kids, Fairway Estates was our playground—exploring the woods, canoeing, riding bikes, and building tree forts.

The photo, taken in 1969, includes neighborhood friends Cathy Dougherty and Steven Bennett, Mark and I are on the right. Even after all these years, Fairway Estates still feels like home.



Neighbor Spotlight continued

Lani Norman & Family



When my husband, Matt, and I got engaged, we knew we wanted to live in Florida near the beach. After jokingly throwing a dart at a map, we landed on Florida's west

coast and quickly fell in love with Dunedin. We rented a little house on Watrous Drive, never imagining how much this community would mean to us. We later found our own home on Mangrum Drive, and soon welcomed our children, Bennett and Abby. Just before Abby was born, my parents, Nelson and Jody Llanes, moved only 15 houses away! Now, three generations share everyday moments, help one another, and make memories together. We found home—and brought our family with us.

Mary Lyon & Family

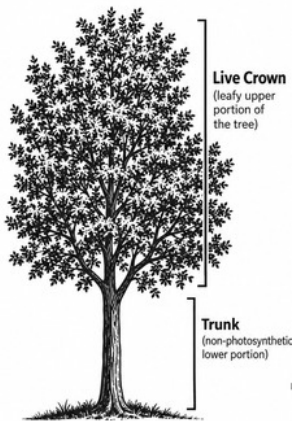


We moved to Dunedin from Alabama on July 22, 1966, when I was 11. My father had a l w a y s dreamed of retiring on Florida's west coast. Granny and PaPa had

moved to Watrous Street in 1959, and since my mother was an only child, Dunedin seemed the perfect place. They bought the lot next door in 1962, and our custom home was built in Fairway Estates in 1966. I always say my destiny was my grandmother choosing Fairway Estates, once an orange grove known for its higher elevation. After living in Largo, Tampa, and Clearwater, I returned home 19 years ago—and still have our original 1966 landline!

Dunedin Arborist Tree Advice

Board member Larry Burleson recently caught up with Rick Warner, the City of Dunedin Arborist, to learn important criteria for healthy tree trimming and maintenance. He learned that the health of a tree is largely indicated by the size and density of its canopy—the upper layer of leaves and branches that create the overhead covering. Per Rick, canopies should be dense where possible.



Opening up the canopy is not healthy for most trees. The idea of “letting the wind blow through” by center-pruning is the exact wrong approach. It stresses the trees by limiting their ability to create energy through photosynthesis, thus starving the trees and making them weaker. The goal should be to maintain a dense crown or canopy when possible. Don't prune sections of a tree for symmetry, but do let

the tree naturally grow to fill its gaps.

In addition, there is a proper ratio of tree canopy or crown height to the height of the tree we strive for which is 55-60%. Example: A 40 foot tall tree with 22 feet of crown (and 18 feet of clear trunk) has a 55% live crown ratio. The crown is divided by the tree height x 100 to get a percentage. The larger the percentage, the more crown/foliage there is in relation to the clear trunk.

Precautions: Mosquito-Borne Illnesses

Pinellas County has been issued an Alert by the Florida Department of Health after at least 13 cases of dengue fever have been identified locally.

We can protect ourselves and reduce mosquito breeding by:

- **Dress** in light colored, long sleeved clothing and close-toed shoes
- **Defend** by using CDC recommended insect repellent that contains DEET, picaridin, IR3535, or oil of lemon eucalyptus
- **Dump** standing water including water collected in containers and rain debris



[Pinellas County](#) has increased mosquito treatments including truck fogging, aerial larviciding and inspections of potential breeding areas. Residents can request mosquito control services by calling 727-464-7503, emailing mosquitocontrol@pinellas.gov.

Fall Yard of the Season



Congratulations to Becky and Bob Stein, 2240 Watrous Dr. Seven years ago, Becky and Bob moved to Fairway Estates from a suburb of Philadelphia. They fell in love with the architectural details of their home, but knew very little about our community. Today, they couldn't be happier to call Fairway Estates home.

What they've come to love most is the friendliness and welcoming spirit of their neighbors. They have one daughter living in Dunedin and one son back in Philly.

Becky's vision created the well planned yard design, while Bob did the heavy lifting. Becky had four stages in mind.

Stage one was the right side of the house. It includes a hedge for privacy and shade, along with areca palms and ornamentals underneath for a layered look. Her love of orchids can be seen in the many blooms that create a spectacular sight in the spring.

Stage two was the backyard plantings to fit the new pool.



On the left side of the house, **stage three**, Becky created a secret garden seen only from their family room. For privacy along the side of the house, she chose scattered hedges that allow air to circulate while creating a visual and airy space.

For **stage four**, the front of the house, Becky continued the layered look with plants of different heights to create interest while keeping a repeating pattern. This makes the space look larger and highlights colorful pentas that bloom all year. Areca palms sit in the far left corner again with layers of ornamentals surrounding it. Three potted plants add architectural interest, while an herb garden in the far left corner provides flavor for Becky's cooking. To the right of the front door, is a prized 17 year old fern they brought from their Pennsylvania home.

The grand oak in the front yard is approximately 100 years old. To make sure it stays healthy, Becky and Bob consult an arborist every few years to assess its condition. The two swings are for their three grandchildren and for the neighborhood children Becky can watch from her front kitchen window. If you see her at the window, give her a wave. She'll always wave back.



Neighborhood Safety

Pinellas County Sheriff (PCSO) contact information
Emergencies 911
Non-emergencies 727-582-6200



Traffic

Corporal Loring of the PCSO regularly updates our Sheriff's Liaison Larry Burleson to confirm that patrolling Fairway Estates remains a priority.

Deputies work with the County and City to address traffic issues. For Fairway Estates, they conduct traffic/speed studies to better assess our neighborhood traffic status and they set up monitoring sites and issue citations as necessary. Corporal Loring provides us with traffic stats twice a year.

- To report speeders, call the PCSO non-emergency line 727-582-6200



Walkers & Bikers

Since our neighborhood has no sidewalks, please follow Florida law and safety best practices.

- Walkers/runners/pet walkers: always face oncoming traffic
- Bicyclists: follow the same traffic rules as vehicles
- Always obey traffic signals and stop signs
- Use lights and/or reflective gear at dusk or after dark
- Avoid using cell phones while walking or riding



Break-Ins

Break-ins are rare here, but they do happen. Protect your home and vehicles

- Remove valuables and lock your car doors
- Keep garage doors closed and house doors locked
- Never open the door to someone you don't know or can't identify



Soliciting

Soliciting is not allowed in our neighborhood (or in Dunedin) without a city permit

- To report a solicitor, call the PCSO non-emergency number
- If a solicitor is aggressive or you feel threatened, call 911 immediately



Reporting Crimes

There are several ways to report a crime or something suspicious.

- If something doesn't look right, don't intervene—call 911
- For non-urgent reports, call the PCSO non-emergency number or visit the [Submit a Tip](https://submitatip.com) website (not monitored 24/7) to provide details about a crime or suspicious situation
- To receive nearby crime alerts - register here: <https://spotcrime.com/FL/Dunedin>

Our 2026 Summer Vacations



Rogers Centre in Toronto. Laura Westley & Joseph Musco

Fairway Estates supported the Blue Jays in Toronto



Sharon Herman, Melissa Hughes in Toronto



Terri & Brett Hass at Vatican



Mark Kinaci & Kathy O'Leary in Iceland for the total eclipse



New residents Melinda and Peter Dower at the Louvre in Paris!



Becky and Bob Stein on a PA to FL road trip with their oldest granddaughter Mia.

Great Smokey Mountain Nat'l Park was popular



Alex Fawbush and family at Clingman's Dome



Shpresa Idrizi Bottie, father and sister attended the Albanian American National Organization in St. Pete, wearing traditional dress.



McKay Family took a long road trip to Red River Gorge, KY, Washington, D.C., and Charleston, SC.



Diane Garcia & Frank Makowski hitting the trails

1920s Dunedin Can Be Seen Today

The Town of Dunedin incorporated in 1898 with just 200 residents and a specific purpose: to enforce the new “Hog Law,” which allowed the town to remove roaming hogs from its streets. But the 1920s would become one of the most important decades in Dunedin’s early development.



Following the end of World War I and recovery from the Spanish influenza pandemic, the 1920s brought prosperity and growth to Dunedin. Despite the devastating Hurricane of 1921—the strongest hurricane on record to strike Pinellas County—which split Caladesi (then known as Hog Island) into two islands, optimism remained high. The Florida land boom fueled expectations for expansion, including the development of Dunedin Isles, the orange grove dotted area extending west from Fairway Estates to the Gulf.

Several significant community projects took shape during this period. A professional golf course designed by



Donald Ross was built, and Dr. Mease established the town’s first hospital, a 12-bed sanitarium. It was later replaced by a larger facility in the 1930s on the site of today’s Mease Dunedin Hospital.

The Dunedin Garden Club, today's oldest continuously operating garden club on Florida’s west coast, was founded in 1923. The Dunedin Boat Club was organized in 1929 with the goal of creating a municipal marina for residents.

Keeping pace with all of the development and local news, the weekly Dunedin Times started publishing in 1923. You can visit their former building which is now Caledonia Brewing.



Dunedin’s first fire truck arrived by train in 1923. The vehicle, a 1922 American LaFrance fire engine, can still be seen today at the Dunedin Fire Station on Michigan Boulevard.

During the same decade, the waterfront property along Edgewater Drive, known as Fenway on the Bay, became the site of the Fenway Hotel. The hotel is also remembered as the home of Pinellas County’s first radio station, WGHB, named for owner George H. Bowles, and maybe the speakeasy you can see from the south side of the lobby.



Perhaps the most significant change of the decade was Dunedin’s transition from a town to an officially chartered city. This change established the municipal government structure that continues to serve the community today.



**Fairway Estates
Community Association
PO Box 563
Dunedin, FL 34697**

Catch more photos of neighborhood happenings in the online newsletter: Fairway Estates website.



Upcoming Events

Nov.- May Dunedin Farmers Market
Pioneer Park Fri & Sat 9am-2pm

Oct. 3, 10,
17, 24 [Movies in Pioneer Park](#) 7-9pm

Oct. 24 [Dunedin Spooktacular Halloween](#)
Highlander Park 5pm-9pm

Oct 25 **FECA Fall Festival**
Lake Saundra Park 2pm-5pm

Oct. 27
Nov. 24
Dec. 29 **Fairway Estates Women's Club**
Happy Hour location varies 6pm

Oct. 30 [Downtown Trick/Treat & Costume Contest](#)
Pioneer Park 5pm-8pm

Nov. 7, 8 [Art Harvest](#)
Highlander Park 10am-4pm

Nov. 8 [Dunedin Veteran's Day 5K, 10K, Kids Dash](#)
Dunedin Hale Center 8:30am

Nov. 11 [Dunedin Veterans Day Ceremony](#)
Pioneer Park 11am

Nov. 11
Dec. 9
Jan. 13 **FECA Board Meeting**
Dunedin Community Center 6:30pm

Nov. 14 **FECA Neighborhood Garage Sale**
8am-3pm

Nov. 14 [17th Annual Dogtoberfest](#)
Highlander Park 11am-5pm

Nov. 14 [Dunedin Wines the Blues](#)
Pioneer Park 2-10pm

Nov. 21 [Dunedin Celtic Music Festival](#)
Highlander Park 11am-7pm

Nov. 22
Dec. 6 [Art in the Park](#)
Pioneer Park 10am-4pm

Dec. 3 Holiday Tree Lighting City Hall 5pm

Dec. 5 [Honeymoon Island Bluegrass Festival](#)
11am-5pm

Dec. 5 [Breakfast with Santa](#)
Dunedin Community Center 9am

Dec. 6 **FECA Holiday Party**
Lake Saundra Park 2pm-5pm

Dec. 12 [Old Fashioned Christmas/Holiday Parade](#)
Downtown Dunedin 3:30pm

Dec. 19 Wreaths Across America
Dunedin Cemetery 11am