

**Fairwood Greens Homeowners' Association  
51st Annual Board of Trustees Meeting  
September 26, 2017**

President Jim Canterbury called the 51st Annual Meeting of the Board of Trustees to order at 7:15 p.m. Trustees in attendance were: Jack Bramson, Jim Canterbury, Michelle Carlson, Doug Christensen, David Dennis, Diana Garcia, Lisa Lord, and Bonnie Lyon. Also in attendance: Officer Ken Talkington from Securitas, Renton Fire Department Chief Mike Pruitt, Deputy Sam Shirley, and Sargent Thomas Collins from King County Sheriff's Office, and 41 homeowners.

President Jim Canterbury welcomed the homeowners and introduced the Board members and staff.

**Renton Fire Department:** Mike Pruitt

Earthquake preparedness includes the following:

- Identify hazards in the home that could fall and injure a person. Take steps to secure objects in place.
- Practice steps of drop to the ground, take cover, and hold onto your cover.
- Make sure your house is bolted to the foundation, hot water tank is strapped in place, and chimney is braced.
- Have non-sparking wrench available to turn off gas if you hear it leaking or smell gas.
- Make a plan to communicate to family and friends and receive emergency information.
- Build a survival kit of food, water, flashlight, whistle, first aid kit, medications, and battery-operated radio.
- Train to help each other through CERT membership training or become an amateur radio operator.

Renton Fire Department responded to eleven fires, eight emergency medical services, and two rope rescues in our area and other jurisdictions.

**King County Sheriff's Department:** Sam Shirley

Regarding earthquake preparedness, obtain medical kits, food stores, and purified water. 911 emergency phone line was down for 40 minutes after the Nisqually earthquake, so be prepared.

There were a few calls for service. Vandalisms and car prowls are a problem. Park your car in the driveway or in the garage, if possible. We caught a suspect regarding car prowls in the Safeway and LA Fitness parking lot.

If you see a crime, call 911 and Securitas. The call will generate a case number. King County tracks the number of crimes in an area and assigns patrols based on the crime statistics. Small crimes can be reported online at sheriff.org.

**Securitas Security:** Ken Talkington

**ANNUAL REPORT**

INCIDENT TITLE	2017	2016	Diff +/-
ABANDON VEHICLES	29	3	26

ALARM CALLS HOME/VEHICLE	30	37	-7
ARREST	3	6	-3
ARSON	0	0	
ASSUALT	0	0	
ATTEMPTED BREAK IN	0	0	
BARKING DOG	11	9	2
BREAK IN	1	0	1
BURGLARY	4	13	-9
DOG ATTACK	0	2	-2
DOMESTIC VIOLENCE	0	0	
EMERGENCY RESPONSE	28	19	9
FIRE	3	1	2
HARRASSMENT	0	0	
HIT & RUN	8	6	2
HOMICIDE	0	0	
INFORMATION	2	4	-2
JUVENILE PROBLEMS	0	0	
LOOSE DOG	3	3	
NOISE COMPLAINTS	13	11	2
OPEN GARAGES	399	430	-31
PEEPING TOM	0	0	
POLICE ACTIVITIES	34	44	-10
PROPERTY VANDALISM	3	20	-17
PROWLER	0	0	
ROBBERY	0	1	-1
SCHOOL/SCHOOL CROSSING	0	0	
SOLICITORS	19	22	-3
STOLEN GOLF CART	0	0	
STOLEN GOLF CART RECOVERY	0	0	
STOLEN PROPERTY/MAIL	3	9	-6
STOLEN PROPERTY/MAIL RECOVERY	11	8	3
STOLEN VEHICLE	5	2	3
STOLEN VEHICLE RECOVERY	4	4	
STREET LIGHTS	48	42	6
STREET SIGNS	2	3	-1
THEFT	43	18	25
TRESPASSING	49	34	15
VACATIONS CHECKS	605	692	-87
VEHICLE ACCIDENTS	4	7	-3
VEHICLE VANDALISM - DRIVEWAY	27	13	14
VEHICLE VANDALISM - STREET	18	7	11

WILD ANIMALS	0	0	
WEAPONS	0	0	

**Awards:** Jim Canterbury

The 7th Annual "Best Yard of the Year" Award went to Preston and Donna Lyons. They are long-term residents on Fairwood Boulevard who have continually maintained and made improvements to their property. Congratulations! Honorable Mention went to Rick and Tammy Fredrickson.

Doug Christensen was presented a plaque in appreciation of serving over three terms as a Board Member, serving as Chair of the External Affairs/Community Relations and Architectural Control Committees, and as Treasurer. The community members are grateful for his service.

Thank you to Glenn Bode, Steve Bouchee, Jim Canterbury, Doug Christensen, David Dennis, and Rick Fredrickson for taking down the flags from light poles.

**Approval of September 27, 2016 Minutes:** Jim Canterbury

**MOTION:** To approve the Minutes of the September 27, 2016 Annual Meeting. **Second:** Yes.

**Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**Greeter's Report:** Jim Canterbury

FGHA Greeter's Report for 9/1/16 - 8/31/17			
2016 - 2017	Owners	Renters	Total
Sept., Oct.	22	1	23
Nov.	4	6	10
Dec., Jan.	9	3	12
Feb, Mar	11	4	15
Apr., May	7	1	8
June	8	3	11
July	20	5	25
August	0	0	0
<b>TOTALS</b>	<b>81</b>	<b>23</b>	<b>104</b>
<b>PREVIOUS YEAR</b>	<b>78</b>	<b>36</b>	<b>114</b>

**Validation of a Quorum:** Jim Canterbury

Proxies and attending homeowners to vote totaled greater than the 150 votes needed for a quorum. There were 196 proxies and 41 homeowners in attendance. This allows for a valid election.

**Homeowners Vote on 2017 Budget:** Doug Christensen

The budget was mailed to all homeowners with the Annual Meeting Notice.

**Fairwood Greens Homeowners' Association  
Budget  
September 1, 2017 – August 31, 2018**

<b>Income</b>	
Assessment Income	\$449,700

Penalties, Fees & Other	\$ 44,500
Interest Income	\$ 450
<b>Total Income</b>	<b>\$494,650</b>
<b>Operating Expenses</b>	
<b>Administrative</b>	
Security	\$245,000
Security-Other	\$ 40,000
Common Properties	\$ 52,000
Office, Property Maintenance, Greeter	\$ 61,560
Special Events/Community	\$ 14,500
Utilities	\$ 15,200
Bad Debt Expense	\$ 24,000
<b>Total Administration Expense</b>	<b>\$452,260</b>
<b>Office Expense</b>	
Mailings, Postage	\$ 8,000
Supplies	\$ 2,400
Dues and Subscriptions	\$ 800
Computer Hardware/Software	\$ 600
Taxes-Property IRS	\$ 1,300
<b>Total Office Expense</b>	<b>\$ 13,100</b>
<b>Professional Expense</b>	
Insurance	\$ 11,500
Accounting/Audit	\$ 3,650
Legal Fees – Counsel/Advice	\$ 8,000
<b>Total Professional Expense</b>	<b>\$ 23,150</b>
<b>Operating Expense</b>	<b>\$488,510</b>
Plus Depreciation Expense	\$6,132
<b>Total Operating Expense</b>	<b>\$494,642</b>
<b>Net Income (Loss)</b>	<b>\$ 8</b>

**MOTION:** To accept the Budget for 2017-2018 as submitted. **Second:** Yes. **Discussion:** Homeowners asked for clarification on some items. **Vote:** Majority-Yes and 1-No. **MOTION CARRIED.**

**Nomination Committee Report:** Bonnie Lyon  
Incumbent Jack Bramson, Caroline Coleman, Cathryn Hummel, Andrew Jones and Jim Roberts are running for the four open Board positions. The Board asked if there were any nominations from the floor. There were none.

**MOTION:** To close the nominations. **Second:** Yes. **Discussion:** None. **Vote:** Majority-Yes, 0-No. **MOTION CARRIED.**

**Board Commitment of Proxies:** Jim Canterbury

**MOTION:** The Board vote the proxies and be applied to the election. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**Accomplishment/Goals of the HOA for the Year – Committee Chairs**

**The following is executive action to HOA Rules & Regulations, Policy & Procedures, and other activities for 2017**

1. Light poles are owned by PSE; no items can be attached/installed to the poles unless approved by PSE.
2. Fairwood Flyer newspaper ceased operation August 2014. Fairwood Greens HOA Meeting Minutes are posted on the website at [www.fairwoodgreens.org](http://www.fairwoodgreens.org).
3. Around The Clock, Inc. (ATC), was hired to perform property maintenance non-compliance inspections. Hopefully, this will improve aesthetics within the community. A few start-up issues are resolved.
4. Created and implemented new R&R for Waste Containers Storage. Hopefully, this will not be an issue to comply for homeowners.
5. Committee of Board members and homeowners re-designed and upgraded the retaining wall at Division 23 structure and added plantings.
6. Music in the Park (Sundays in August) and Last Splash were successes again this year. Lots of positive feedback was received. Big thanks for all volunteers – PTSA and Girl Scout Troop No. 45153.
7. We encourage all homeowners to provide email addresses for better, faster communication.
8. Investigated the purchase of a temporary/permanent cover over the concrete pad for events in Allen Park; on hold at this time.
9. Replaced one picnic table and repaired play toy at Allen Park.
10. Repainted storage shed in Allen Park (thanks to Doug Christensen).
11. Trimmed and removed leaning trees in the parks and common property within the community; cost of \$48,000.
12. Property maintenance letters written this year were 588 (419 last year). Thank you letters were sent to 21 homeowners. ATC has written 443 letters in 2 ½ months. Presently, inspection tours are taking 7 to 8 hours to complete.
13. There are three problem houses/properties in the HOA that have consumed a lot of time and expense to correct violations. One is a mentally-disabled person. The other two are homeowners that are slow to correct property maintenance violations. The HOA appreciates the patience of surrounding homeowners.
14. Controlling noise (music/loud talking) is difficult during hours between 7:00 AM and 10:00 PM. This is time for construction/general work. We practice reasonable judgement for these reports. Securitas will observe, verify, and report.

All CC&R (Covenants, Conditions and Restrictions), R&R (Rules and Regulations) and P&P (Policy and Procedures) can be found on the HOA web-site at [www.Fairwoodgreens.org](http://www.Fairwoodgreens.org). **Please review at the website.**

Recognize that board members are all volunteers working many hours for our homeowners, doing the best they can to maintain/improve their community and serve the HOA. Thank you, Trustees.

## **Security**

In addition to the reported and documented information, some additional highlights and noteworthy items are:

- Reported noise complaints were the third lowest level since 2008 (13).
- Reported property vandalisms were the lowest ever (13), was significantly down compared to 2008 (75).
- Observed or reported solicitors (19) were far less than past years.
- Stolen mail incidents were down compared to prior years, but mail recovery was up.
- Vandalism of vehicles in driveways and streets were all up compared to 2016 (20 versus 45 in 2017).
- Garage doors open down to 399 versus last year (430) and 1,010 in 2012.

In addition, Securitas officers were directly responsible for solving several unreported crimes, including burglary and mail theft, and resulted in the arrests of responsible individuals. This would not have occurred without diligence, observation skills, and knowledge of our community.

In addition to the Securitas activity, the King County Sheriff's Office, performs an average of 12 FGHOA dedicated patrols per month with an emphasis on community watch and traffic enforcement.

## **Architectural Control – Diana Garcia**

I have reviewed 168 ACC requests since February 2017, and have really enjoyed the opportunity to talk with many of our homeowners by phone, as well as meet several in person. I believe these personal connections and quick response times have led to increasingly positive perceptions of the work the Board does. Thank you to all the homeowners focused on improving their homes.

From August 22nd to September 25th we received 23 ACC requests (some for multiple items):

- 6 roofing requests
- 1 garden shed
- 2 front door replacements
- 7 exterior paint requests
- 4 porch/deck/railing/siding replacements
- 2 window additions/skylight removals
- 1 tree removal
- 2 garbage cans screens
- 1 driveway/walkway replacement

## **Security- Jack Bramson**

The September Security Committee Report is as follows:

The KCSO, as of the date of this report, performed 12 Fairwood Greens dedicated patrol shifts. In addition to traffic emphasis, these patrols resulted in the following activities:

- 37 citizen contacts
- 18 traffic moving violation warnings
- 2 traffic notice of infraction citation issued for a moving violation
- 15 parking violations
- 2 other incident actions

Additionally, three of these dedicated patrols were performed between 10:00 PM and 4:00 AM.

The FGHA Annual Security Committee Report is as follows:

The Securitas contract was renewed for a period of one year and commenced on September 1, 2017.

The overall crime rate within Fairwood Greens is reported to be much lower than other areas in King County, but we have seen an uptick in the following categories:

- Abandoned vehicles
- Trespassing
- Vehicle vandalism (both in driveway and on street)
- Theft from parked vehicles

We have seen a marked decrease in the following categories:

- Residential burglaries decreased by 70%
- Stolen mail reports decreased by 65%
- Property vandalism decreased by 85%

We have asked KCSO to perform several of our contracted patrol shifts during the hours of darkness and specifically between 10:00 PM and 4:00 AM, which seems to be the time period when most vehicle and vandalism activities occur.

### **Special Projects - Bonnie Lyon** **SPECIAL PROJECTS - 2017**

The garage sale seemed to be quite successful, especially for the Fairwood Elementary PTSA. Next year's event will be the weekend of July 13, 14, 15.

This was the 9th year for Concerts in the Park with attendance and interest increasing each year. We hosted five groups, with a double-up one night of two groups. Thank you to all our performers, two of which are FGHA residents - you were wonderful! Next year's dates are August 5, 12, 19, and 26.

LAST SPLASH, our ever-popular community day, was our 11th annual. Extremely well attended this year, and with volunteers from the PTSA, we all enjoyed a great day in the park. Next year, LAST SPLASH is September 9.

I thank the Board and my committee for all your support for these events. I particularly want to thank David Dennis who ensures the park is ready to host such large crowds; and Doug Christiansen and Jim Canterbury for their unfailing support of our concerts and picnic. Thank you to all board members who volunteered at the picnic, and special thanks to Sharon Dennis, Lenore Lee, and Judy Seidel for picnic help. Thank you to Fairwood Elementary PTSA and Girl Scout Troop No. 45153 led by Monica Lyon-Mendez and Michelle Carlson.

"Meet and Greets" are held at 6:30 p.m. prior to Board Meetings in October, February and June. Join us!

### **Common Properties - David Dennis**

Dead tree was removed from Toddler Park.

Ordered new part for play toy at Allen Park.

Cleaned out the dead wood off the trees at Allen Park and other parts of the neighborhood.

### **External Affairs/Community Relations – Diana Garcia**

New Washington State rules for the use of handheld devices like cell phones went into effect on July 23. The law forbids virtually all use of handheld gadgets such as phones, tablets, laptop computers, and gaming devices while driving.

King County Metro bus riders who take Route 169 in Renton will begin to enjoy expanded service starting Saturday, September 23. Metro will add 50 trips every weekday on Route 169, which serves Renton, Valley Medical Center, Kent East Hill and the Kent Valley. Buses will arrive every 15 minutes from 6:30 a.m. to 6:30 p.m. instead of every 30 minutes.

This expanded service should benefit peak and off-peak commuters trying to reach jobs and appointments at Valley Medical Center, peak riders trying to reach the Sounder train in Kent, all-day riders taking care of shopping in the Renton, Kent East Hill, and Kent Valley destinations, and riders trying to make connections to other routes heading to Bellevue, Seattle, Tukwila, Renton, or to Des Moines (Highline College), Auburn, SeaTac, and Green River College in Kent. Metro will hire more than 2,800 drivers to handle the expanded service.

The City of Renton will be holding a free document shredding event on Saturday, September 30, from 9:00 a.m. to 12:00 p.m. in the Sam's Club parking lot located at 901 S. Grady Way. You are invited to bring up to five boxes containing paper documents to be destroyed in a truck-mounted shredder. Documents should be free of paper clips and other metal (staples do not need to be removed). Plastic items such as credit cards, notebooks, and CDs cannot be accepted. Documents are limited to household papers and will be shredded on site.

**Bark in the Park:** On Saturday, October 7, dog lovers can enjoy a fun event at Cedar River Dog Park, located at 1500 Houser Way South. This event will be held from 10:00 am to 1:00 pm.

***Town Meeting:*** Jim Canterbury

Many homeowners thanked the Board for their service. They love the community.

A homeowner said golf course weeds are spreading onto homeowner properties.

A homeowner offered to help the community, but will not serve on the Board. She suggested the Board create a neighborhood committee to help neighbors.

A homeowner expressed his concern about his neighbor's offending house. He wants to see a measure of success of using Around The Clock, Inc. Is the cost versus results cost effective? He would like to see a breakdown of the budget request and better communication on meeting notes.

A homeowner suggested the Board develop a matrix to quantify reports of Around The Clock, Inc. He would like to see the condition of the sidewalks improved and the foliage cut back.

A homeowner complained of a neighbor not trimming their trees. There is new plastic on the windows and a rodent problem. She recommended the Board not forgive any fines of this homeowner.

A new owner received a letter about waste containers visibility. She thought it was a welcome letter. Her house is visible on three sides so it is difficult to store her waste containers. When Toddler Park was cleaned, the maintenance company threw debris onto her property.

A homeowner asked if there has been any feedback from King County regarding the fires from the fireworks this year.

A homeowner said he grew up here, moved to Bellevue, and moved back in neighborhood.

A homeowner has a neighboring house that is in noncompliance and is a repeat offender.



A homeowner is new to the area and wants to improve her home. She is looking for guidance how to proceed. She asked if the HOA is aware of the website [nextdoor.com](http://nextdoor.com).

A homeowner asked how to make the HOA aware of yard issues.

A homeowner asked if traffic control will be conducted by King County officers during school arrival and departure times.

A real estate agent shared the market statistics for the Fairwood Greens area. One home is for sale, eight are pending, and 50 sold. On average, houses are on the market for 11 days and sell for \$500,000.

A homeowner is a one-year resident. He has been working on remodeling and has large stones he would like to remove. If anyone is interested, contact him.

***Election Results:*** Jim Canterbury

The election was conducted, closed, and the votes tabulated. Jack Bramson, Andrew Jones, and Jim Roberts were elected to the Board. Cathryn Hummel was elected to the one-year open position.

**MOTION:** To adjourn the meeting and move into Executive Session to elect new Officers and discuss personnel matters. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 8:50 PM. The next Meeting will be held on the 4th Tuesday, October 24, 2017. Prior to the Meeting, the Meet & Greet for members will be held at 6:30 PM. Join the Board for cookies, coffee, and tea. The meeting begins at 7:00 PM at the Fairwood Golf and Country Club. Homeowners are welcome to attend Board Meetings. All attendees are requested to respect the Clubhouse dress code of requiring shirts with collars.

Respectfully Submitted,

Lisa Lord,  
Secretary

**Executive Session- Officer Selection**

After the Annual Meeting was adjourned the Board convened into Executive Session. The Board voted on the following as Officers of the Association for the 2017-2018 election year.

The Officer positions are as follows:

President – Bonnie Lyon  
Vice President – David Dennis  
Secretary – Jim Canterbury  
Treasurer – Lisa Lord

These positions will be reaffirmed by vote at the October Board Meeting. The committee positions will be established.