

**Fairwood Greens Homeowners Association  
Monthly Report of the Board of Trustees  
May 26, 2020**

The monthly meeting of the Fairwood Greens Homeowners Association scheduled for May 26<sup>th</sup> was cancelled due to the Covid-19 outbreak. No meeting was held.

**Committee Reports**

***Executive Committee Report:*** Bonnie Lyon

While we are distancing, each committee will provide reports at our website. Currently, no action of the board has been required; however, any action will be ratified at the next homeowners meeting.

Homeowners, please note:

- Property maintenance monitoring is underway. All lawns and gardens, painting, fencing, waste containers must comply with R&R for aesthetics. **IF YOU RECEIVE A VIOLATION NOTICE, PLEASE FOLLOW INSTRUCTIONS AND USE THE RESPONSE FORM FOR YOUR REPLY.** Homeowners must respond with a plan to correct violation(s). Homeowners must alert HOA when property issues are brought into compliance.
- Be sure to complete and submit ACC forms for changes to front of house areas, including paint, hardscaping.
- Dogs must be on leash throughout the community, including common areas such as parks. Pet owners, please be responsible for pet waste clean-up.
- Parking on sidewalks is strictly prohibited. Please be advised that King County Sheriff has been requested to cite violators.
- Parks are closed to use in accordance with direction of government and health authorities.

***Common Property Committee Report:*** Jordan Bergeron

- Thank you to our volunteers (Josh LaVerne, Rob Porteus, Dustin Schmidt) for assisting with putting up the flags over Memorial Day weekend! Volunteers will be needed to put flags on the remaining streets: 151st Ave S, SE 172<sup>nd</sup> Pl, and 147<sup>th</sup> Ave SE.
- Culvert Replacement Project (162nd Avenue SE at SE 166<sup>th</sup>) Planners originally scheduled the culvert replacement for summer 2021, however the discovery of a

nearby sinkhole prompted work to be done sooner. At this time, the three-month project is scheduled for construction this summer between roughly late July and early fall.

- Contact information: Broch Bender, Roads Communications Manager King County Local Services, Desk: 206-263-1189 | Mobile: 206-584-6174
- The summer Port-o-Potty placement at Allen Park is partially on hold due to the stay-at-home order and social distancing related to COVID-19. Current target is June/July

**Records, Correspondence, and Web Committee Report:** Judy Seidel  
No report.

**Finance Committee Report:** Lisa Lord

**Income and Expense Report**

	<b>April</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 1,705	\$ 5,355
<b>Total Income</b>	<b>\$ 39,180</b>	<b>\$ 42,830</b>
<b>Expenses</b>		
Administration	\$ 28,712	\$ 37,152
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 833	\$ 2,381
Professional Fees	\$ 116	\$ 1,960
<b>Total Expenses</b>	<b>\$ 31,661</b>	<b>\$ 43,493</b>
<b>Net Income/Loss</b>	<b>\$ 7,519</b>	<b>\$ (663)</b>

**Year to Date Income and Expense Report  
(Since September 1, 2019)**

	<b>YTD</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$299,800	\$299,800
Other Income	\$ 64,753	\$ 42,840
<b>Total Income</b>	<b>\$364,553</b>	<b>\$342,640</b>
<b>Expenses</b>		
Administration	\$290,665	\$297,215
Bad Debt Expense	\$ 16,000	\$ 16,000
Office	\$ 11,752	\$ 13,048
Professional Fees	\$ 15,973	\$ 19,680
<b>Total Expenses</b>	<b>\$334,390</b>	<b>\$345,943</b>
<b>Net Income/Loss</b>	<b>\$ 30,163</b>	<b>\$ (3,303)</b>

**Balance Sheet as of April 30, 2020**

<b>Current Assets</b>	\$ 718,336
<b>Allowance for Doubtful Accounts</b>	\$ (98,385)
<b>Current Liabilities</b>	\$ 102,602
<b>Income</b>	\$ 30,163
<b>Equity</b>	\$ 487,186

Liens were placed on the property of 14 homeowners.

**Special Projects Committee Report:** Bonnie Lyon/Cathryn Hummel

While July 10-12 garage sale plans are underway, bands are already booked for five August Sunday nights in the park this year, and vendor has been engaged for our LAST SPLASH event September 13, we are subject to current events and social distancing guidelines. As of now, all events remain on the schedule. Homeowners can expect a postcard to alert them of events.

- July 10-11-12 Garage Sale
- August 2, 9, 16, 23, 30 Music in the Park
- September 13 Last Splash

**Property Maintenance Committee Report:** Andrew Jones

Inspection Date	Inspection Count	Total	Inspection Reversals	Notice Date	Property Violations	1 <sup>st</sup> Notice	2 <sup>nd</sup> Notice	3 <sup>rd</sup> or > Notice
4/28/20 & 5/11/20	51	51	2	*	**	36	2	13
4/13/20	17	17		4/28/20	***	5	5	7
Notice Date	Total Cumulative Property Notice	Total Cumulative Car Tab etc.	Property Notice Retractions	Car Tab Retractions				
*	51		2					
4/28/20		17						

\* Notice Date: 4/28/20, 4/30/20, 5/4/20, 5/12/20, 5/14/20, 5/18/20

\*\* Property violations: Branches, waste can, plastic on roof, storage box, exercise bike

\*\*\* Property violations: Expired tabs and truck parked in yard

**Architectural Control Committee Report:** Jim Roberts

20 approved projects

**Legal Committee Report:** Jim Canterbury

1. Received Homeowner Foreclosure Notice of Trustee Sale scheduled May 31<sup>st</sup>, 2020. Our attorneys are tracking foreclosure.

2. Discussion on several Lien / Collection Judgments.
3. Discuss couple payment plans for non-payment of dues.
4. Advice on State Governor changes to HOAs on fees, fines, and collections for 30 days based on the eviction ban, extended until May 31<sup>st</sup>, 2020.

**Security Committee Report:** Jack Bramson

Due to the ongoing Covid 19 pandemic and Stay Home/Stay Healthy order, the KCSO is continuing to be prevented from performing any off duty special patrols. This is by order of the King County Sheriff and will continue until further notice. Therefore, there are no KCSO stats to report for this period.

The Securitas security weekly reports do not show any trends of significance in any of the reporting categories. There has been a slight uptick in noise complaints which is not unusual when weather improves, and the days are longer.

Additionally, we are in the process of resolving the contract billing disparity with Securitas. This should be resolved and agreed upon by our scheduled meeting date.

The FGHA again asks that any homeowner that is a victim of any crime, that they report it to the KCSO regardless of the type or severity. Even the smallest reports of minor theft, property damage, trespassing, etc., should be reported as the amount of reported activity is what influences patrol and resource deployment decisions.

**External Affairs Report:** Cathryn Hummel

On January 21, 2020, the Centers for Disease Control and Prevention (CDC) and Washington State Department of Health announced the first case of 2019 Novel Coronavirus (COVID-19) in the United States in Washington State. On 3/23/2020, Gov. Jay Inslee issued a Stay Home, Stay Healthy order for two weeks to help curb the spread of the virus requiring everyone to stay home unless they need to pursue an essential activity.

The WA State Department of Health has a lot of information available for people that have symptoms, have potentially been exposed, or are just seeking more information on testing (<https://www.doh.wa.gov/Emergencies/Coronavirus>).

For community members with work affected by COVID-19, the Washington State Employment Security Department has information available at: <https://esd.wa.gov/newsroom/covid-19>.

The Washington Health Benefit Exchange has a limited-time special enrollment period for qualified individuals currently without insurance through April 8<sup>th</sup>. More information at: <https://www.wahbexchange.org/washington-healthplanfinder-announces-special-enrollment-period-in-response-to-growing-coronavirus-outbreak/>

Due to COVID-19, the Federal Tax deadline has been moved to July 15<sup>th</sup>. More information can be found at: <https://www.irs.gov/newsroom/tax-day-now-july-15-treasury-irs-extend-filing-deadline-and-federal-tax-payments-regardless-of-amount-owed>

Many grocery stores in our area have reduced hours to allow employees an opportunity to clean and stock stores. Some stores have also instituted special hours for high-risk members of the community. Our local Safeway is reserving hours from 7-9 AM on Tuesdays and Thursdays and Fred Meyer is reserving hours 7-8AM Monday through Thursday for those in high risk categories. Please check with your local stores for their current hours as they may continue to change.

Community members should have received their Census 2020 packets in the mail which can be completed online in a few short minutes. More information about Census can be: <https://2020census.gov/en.html>