

**Fairwood Greens Homeowners Association
Monthly Report of the Board of Trustees
August 25, 2020**

The monthly meeting of the Fairwood Greens Homeowners Association scheduled for August 25th was cancelled due to the Covid-19 outbreak. No meeting was held.

Guest Report to the Board

Securitas Security Services: Officer Ken Talkington

	07/22/20 - 08/18/20	07/17/19 - 08/21/19	9/1/19 - 08/18/20	09/01/18 - 08/21/19
Abandon Vehicles	20	63	230	196
Alarm Calls Home/Vehicle	4	1	28	33
Arrest	1	1	2	4
Barking Dog		2		5
Burglary				4
Dog Attack			2	
Domestic Violence		1	2	1
Emergency Response	9		39	47
Fire	1		1	
Hit & Run		1	3	4
Information			2	6
Loose Dog				1
Noise Complaints		1	18	23
Open Garages	35	84	355	569
Police Activities	4	5	39	32
Property Vandalism		1	6	6
Solicitors	3		17	14
Stolen Property/Mail		1	7	3
Stolen Property/Mail Recovery		1	4	7
Stolen Vehicle				1
Stolen Vehicle Recovery		1	1	1
Streetlights	2		51	55
Street Signs				1
Theft		4	14	18
Trespassing		5	18	25
Vacation Checks	23	43	371	483

Vehicle Accidents	1	1	7	4
Vehicle Vandalism - Driveway		5	13	21
Vehicle Vandalism - Street		1	17	11

Committee Reports

Executive Committee Report: Bonnie Lyon

With current meeting restrictions in place, there are changes to how the association will conduct its annual meeting. The meeting will be held remotely in accordance with the Governor’s ‘Safe Start’ order and Proclamation 20-28.

Procedures for Annual HOA Virtual Meeting.

The association’s board will send HOA meeting reminder that will:

- 1) alert homeowners of mail in ballot and budget approval format due to COVID-19 governing restrictions
- 2) ask for nominations sent via email or letter
- 3) allow for questions re budget via email or letter

Following a deadline to receive responses to 2 and 3, we will send out questions/answers, and vet and include any nominations within the ballot, and VIRTUAL ANNUAL BOARD meeting announcement.

Ballot will have a deadline for receipt.

Upon receipt of HO ballots, business manager will tally. Board will conduct a virtual meeting to cast any proxy votes and final tally will be made and announced via email to homeowners and found at the website.

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, fencing, and 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.

- Use of community parks is subject to requirements and directives from government and health authorities.

Common Property Committee Report: Jordan Bergeron

- Volunteers needed for taking down the neighborhood flags over Labor Day weekend or the following weekend, depending on availability
- Volunteers are also needed to help with boarding up the wooden play structure at Toddler Park. Due to damage and safety concerns, this part of the park is unusable and will be closed until further notice
- Green Effects, our groundskeeping company, has been engaged to provide quotes for the following projects:
 - Cul-de-sac Island Beautification: Clean-up island spaces of weeds, planting of hardy shrubs, and hardscaping to reduce upkeep
 - Toddler Park Clean-up and Slope: Clean-up weeds, plants shrubs along slope to stabilize soil
 - Common Areas Clean-up: Clean-up weeds and invasive vines
 - Once an estimate has been provided, it will be brought to the board for a vote
- We are currently working with local suppliers on estimates for repairs and renovations to Allen and Toddler Park. Work on the parks would include the following:
 - Replacing aging play structures
 - Replacing or repairing damaged park tables and benches
 - Once estimates have been provided, they will be brought to the board for discussion and potential vote.

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

Finance Committee Report: Lisa Lord

Income and Expense Report

	July	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 808	\$ 5,355
Total Income	\$ 38,283	\$ 42,830
Expenses		
Administration	\$ 38,230	\$ 37,152
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,323	\$ 881
Professional Fees	\$ 1,915	\$ 1,960
Total Expenses	\$ 43,468	\$ 41,993
Net Income/Loss	\$ (5,185)	\$ 837

Year to Date Income and Expense Report

(Since September 1, 2019)

	YTD	Budget
Revenues		
Assessment Income	\$412,225	\$412,225
Other Income	\$ 66,341	\$ 58,905
Total Income	\$478,566	\$471,130
Expenses		
Administration	\$391,372	\$408,671
Bad Debt Expense	\$ 22,000	\$ 22,000
Office	\$ 14,779	\$ 15,691
Professional Fees	\$ 21,134	\$ 25,560
Total Expenses	\$449,285	\$471,922
Net Income/Loss	\$ 29,281	\$ (792)

Balance Sheet as of July 31, 2020

Current Assets	\$ 823,878
Allowance for Doubtful Accounts	\$ (94,895)
Current Liabilities	\$ 212,516
Income	\$ 29,281
Equity	\$ 487,186

Special Projects Committee Report: Bonnie Lyon/Cathryn Hummel
LAST SPLASH FAMILY DAY is canceled due to the Governor's proclamation regarding Safe Start.

Park equipment areas are officially closed. Any use is at your own risk.

Please stay healthy, maintain distance, wear masks, and wash your hands.

Property Maintenance Committee Report: Andrew Jones

Inspection Date	Inspection Count	Total	Inspection Reversals	Notice Date	Property Violations	1 st Notice	2 nd Notice	3 rd or > Notice
7/15, 7/31, 8/6, & 8/11	133	133	1	*	**	48	22	13
7/15	13				Expired Tabs			
7/15	3				Utility Trailer			

Notice Date	Total Cumulative Property Notice	Total Cumulative Car Tab etc.	Property Notice Retractions	Car Tab Retractions
*	83			
7/15		16		
7/15				

* Notice Date: 7/23, 7/31, 8/10

** Property violations: Weeds in driveway, excessive weeds in planter area, debris on roof, lawn needs to be mowed, painting required

Architectural Control Committee Report: Jim Roberts

39 approved projects

Legal Committee Report: Jim Canterbury

1. Discussed several payment and collection plans.
2. Discussion with Attorney on COVID-19 & Governor's Proclamation.
3. Advice on the State Governor Proclamation changes to HOA's on Fees, Fine and Collections based on the Eviction Ban was extended until August 1st, 2020. I do hear it will be extended again to September 15th.
4. Discussion on negotiation with HO to finalize and settle collection lawsuit.

Security Committee Report: Jack Bramson

During the recording period, the King County Sheriff's Office (KCSO) contracted patrols resulted in the following stats:

- 14 Moving Violation Warnings
 - 1 Parking Citation issued
- 88 Citizen contacts were either initiated/responded to
 - 1 Response to a possible 'gunshots' report which was fireworks and recorded by HOA Security
 - 1 DUI Arrest as a result of a motor vehicle accident
 - 2 Patrols Assists

7 of the patrols were performed after 10:00 p.m. (2200 hrs.)

The monthly Securitas report showed no significant trend change in any reporting category except for one armed/street robbery which was reported to and investigated by KCSO.

The 2020/2021 Securitas security contract was requested. This contract year was previously negotiated to remain consistent with the 2019/2020 fiscal year.

External Affairs Report: Cathryn Hummel

King County fenced off the construction zone and closed the road at 162nd Avenue SE at SE 166th Court, Wednesday, Aug. 26. Due to the nature of the work, this is a full road closure with no through access for vehicles, bicycles or pedestrians. The detour route is through the Woodside neighborhood. Work hours will be 7 a.m. until 5 or 8 p.m. Monday, through Friday with occasional Saturday work. The road will not reopen when crews are not working. The detour route and more information is available on the [project website \(https://kingcounty.gov/depts/local-services/roads/162nd-avenue-se.aspx\)](https://kingcounty.gov/depts/local-services/roads/162nd-avenue-se.aspx). If you are expecting deliveries, visitors, or vendors coming to your home please remember to alert them of the detour. Any questions or concerns can be directed to Broch Bender, King County Roads Communications Manager at 206-263-1189.

