

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
March 28, 2023

President Bonnie Lyon called the monthly meeting of the Board of Trustees to order at 7:00 pm at the Fairwood Golf and Country Club. A quorum was present. Trustees in attendance were Jim Canterbury, Steve Jackson, Joe Krumbach, Lisa Lord, Bonnie Lyon, Mark Powell, Nathan Popovich, Brian Schanz and Barbara Young. One homeowner attended the meeting.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the February Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED. Minutes approved.**

Review of Annual Calendar: Jim Canterbury

Homeowner Comments

The Board always welcome members to attend our meetings so you can stay informed about what is going on in the community. While member input is important, any member comments at a Board meeting must be related to an agenda item in that meeting and comments will be limited to 3 minutes, so Board meetings are not unduly prolonged and to give other attendees the opportunity to speak. **Homeowner comments are summarized.**

Homeowner commented on property maintenance violations.

Committee Reports

Executive Committee: Bonnie Lyon

Homeowners, be neighborly! These issues receive the highest complaints among homeowners.

- **Monitor your pets!** Keep dogs on leashes throughout the community and particularly within our parks and remove feces to your own trash receptacle
- **Keep pathways clear.** Do not park on sidewalks; ensure 180 deg illumination of sidewalks. Homeowners are responsible and required to keep sidewalks free of any debris left from winter storms as well. Please ensure any stormwater drains are clear of debris as well.
- **Mind traffic speed.** Saving a few seconds traveling at higher speeds does not impact your arrival times but may impact lives due to your carelessness.

We are adding a new R&R regarding anti-harassment and updating current R&R. These will be sent to homeowners in April along with an updated table of contents and fine summary. Please update your homeowner notebooks. If you need assistance, send an email to contact@fairwoodgreens.org (or use the online communication form at www.fairwoodgreens.org).

Thank you to the several hundreds of homeowners who have completed and submitted a General Authorization for Electronic Communication. These homeowners assist with managing budgeted mailing costs. A fillable form can be found at the association's website.

Be sure to check the website for other on-line fillable forms:

- Architectural Control Approval
- Commercial Vehicle Exception Request
- Homeowner Lessor Agreement
- Security Vacation Request
- Park Usage

Greeting new homeowners is once again fully functioning with four new homeowners contacted and two meetings.

Do you wish to volunteer within your community? There is always something to be done! We have several active subcommittees where you can assist.

Finance Committee: Mark Powell

Treasurer Report, March 2023

Please note that budget amounts are allocated across the 12-month period. The FGHA 2023 budget (Sept 2022 to Aug 2023) is planned to run a monthly deficit until January 2023 when planned assessment dues increase.

Income and Expense Report - February

	Actual	Budget
Revenues		
Assessment Income	\$ 47,250	\$ 47,250
Other Income	\$ 2,107	\$ 5,500
Total Income	\$ 49,357	\$ 52,770
Expenses		
Security	\$ 32,794	\$ 32,040
Common Properties	\$ 2,771	\$ 4,279
Special Events/Community	\$ 220	\$850
Utilities	\$ 96	\$1,300
Office	\$ 2,740	\$ 3,107
Professional Fees	\$ 20,648	\$ 11,595
Other	\$2,077	\$2,000
Total Expenses	\$ 61,346	\$ 55,171
Net Income/Loss	\$ (11,989)	\$ (2,401)

**Year to Date Income and Expense Report
(September 1, 2022 to February 28, 2023)**

	Actual	Budget
Revenues		
Assessment Income	\$ 251,903	\$ 251,896
Other Income	\$ 32,736	\$ 33,000
Total Income	\$ 284,640	\$ 285,016
Expenses		
Security	\$ 195,156	\$ 192,240
Common Properties	\$ 23,622	\$ 25,674
Special Events/Community	\$4,225	\$ 5,100
Utilities	\$10,300	\$ 7,800
Office	\$ 17,619	\$ 10,792
Professional Fees	\$ 73,879	\$ 49,070
Other	\$13,917	\$12,000
Total Expenses	\$ 338,719	\$ 302,676
Net Income/Loss	\$ (54,040)	\$ (17,660)

Balance Sheet as of February 28, 2023

Total Assets	\$ 484,870
Total Liabilities	\$ 236,220
Total Equity	\$ 248,650

Legal Committee: Jim Canterbury

- Discussed several lien/collection judgments.
- Discussed settlement agreement with Allen Park homeowner on adverse possession and timber trespass claim. Action taken 2/11/2022. Insurance Carrier Liberty Mutual Attorneys have taken over the issue. Court ruled in favor of Plaintiff.

Property Maintenance Committee: Lisa Lord

Spring is here!

The Property Maintenance Committee is addressing moss on property (including roofs, stone walls, driveways, etc) as well as downed branches, overgrowth and basic yard maintenance. Complete Rules and Regulations are available on the website. www.fairwoodgreens.org.

HOALife is proving to be a useful tool to the property maintenance process.

Friendly reminders-

- Please clean up after your pets.
- Sidewalk in need of repair please contact the King County Road Department; Sidewalks - King County Road Dept. 24/7 helpline: 206-477-8100 or 800-527-6237 <https://kingcounty.gov/depts/local-services/roads/services.aspx>.
- Street light out please contact PSE 1-888-225-5773 or email: customercare@pse.com.
- Suspect water leak please contact Cedar River Water and Sewer - Office 425-255-6370, Email - custsvc@crwsd.com

Inspection Summary Report September 1, 2022 -March 27, 2023

Properties

Number of Properties with Violations	57
Total Violations	97
1st Violation	69
2nd Violation	25
3rd Violation	3

Violation Categories

Rules & Regulations - Waste Container Storage	7
Rules & Regulations - Vehicles	3
Rules & Regulations - Aesthetics - Home Exterior Maintenance	2
Rules & Regulations - Aesthetics - Yard Maintenance	31
Rules & Regulations - Aesthetics - Holiday Decorations	15
Rules & Regulations - Aesthetics - Trees & Shrubs	2
Rules & Regulations - Rentals of Single Family Homes/Tenants	2
Rules & Regulations - Recreational Vehicles	9
Rules & Regulations - Commercial Vehicles	20
Rules & Regulations - Annoyance/Offending Conduct	2
Rules & Regulations - ACC Non-compliance	4
Closed Violations	56

Architectural Control Committee: Mark Powell

24 Feb 2023 to 26 March 2023

16 Approved Projects

- 1 Deck
- 3 Roofs/gutter
- 1 Chimney repair
- 1 Garage door
- 4 Fence

- 4 Exterior painting
 - 1 Shed
 - 1 Solar
- 0 Unapproved Projects
 0 ACC violations
 2 Enquiries for guidance/clarification of rules/guidelines

- Security lights and cameras
- Fence and driveway placement

- Misc.
- All exterior projects require an approved ACC form to be in place prior to start of projects. Failure to do so will result in fines.
 - For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start. Phone 425-902-6994
 - Please allow 4 weeks in advance of your exterior projects to submit ACC forms for review and approval. Our goal is to turn them around quickly, depending on follow up questions or inspections.
 - Dumpsters, Storage pods, and Porta Potties on driveways or properties for longer than 72 hours require an approval from FGHA to avoid violation notices.
 - Setbacks – FGHA and King County Code require minimum 5-foot setbacks for all structures in side yards, backyards and front yards. Be sure your projects are in compliance.
 - If exterior landscaping projects near natural streams (Madsen Creek and tributaries) are situated within the 65-foot critical natural area buffer along the streams, these projects MUST apply and be granted permits from King County Permitting and WA State Dept of Wildlife & Fish, before FGHA ACC approval will be granted.
 - Shed projects that have electricity and/or water installed become “habitable” and will require King County Permits to be legal. Shed projects must comply with ACC R&R and Guidelines.

Security Committee: Steven Jackson

Security Summary (Based on Pacific Coast Security monthly report):

	March '23 Total	February 12 - 18	February 19 - 25	February 26 - March	March 05 - 11	March 12 - 18
Abandon Vehicles						
Alarm Calls Home/Vehicle	1	1				
Loose Dog	1	1				
Noise Complaints	3		1	1		1
Open Garages	8	1		5	2	
Peeping Tom						
Police Activities						
Property Vandalism						
Solicitors	1				1	
Stolen Golf Carts						
Stolen Golf Cart Recovery						
Stolen Property/Mail						
Stolen Vehicle						
Stolen Vehicle Recovery						
Street Lights						
Street Signs						
Theft						
Trespassing	2	1	1			
Vacation Checks	74	10	16	16	14	18
Vehicle Accidents	1	1				

Security Activities of Note / Pacific Coast Security - Info from officer daily activity report, weekly summary:

- 1) February 13, 8:52 am, resident reported that a young male tried to hit his father while he was driving. Resident also reported

that he has a no contact order against the young male individual and that the young male has been served. Resident then reported that the young male actions might be retaliation for being served. Likewise, the young male was parked down the street from his residence. The resident then reported that he caught the young male on the sidewalk in front of his residence taking pictures of his vehicle and home on his camera.

- 2) On February 13, 10:54 am vehicle accident. Vehicle involved was a white Dodge pickup.
- 3) On February 14, 7:28 pm, Resident reported a loose dog.
- 4) On February 21, 10:45 am, Resident reported that the residence generator has been running all week. Security responded no one was at the residence. KCSO followed-up with welfare check. Elderly resident had recently moved out.
- 5) On February 21, 12:45 pm. Resident reported that on February 13, she noticed a male individual holding what believes to be a 4X4X4 drone with something taped on top. Resident then stated that when the male individual saw her watching him, he hurriedly loaded the drone into a hertz rental van.
- 6) On February 27, 12:00 am. Resident, reported that at about midnight or a little past midnight, she was woken up by a noise coming from her bedroom window. Resident also reported that she did not think much of it because it might have been a bird or some kind of animal. Resident then stated that she heard the noise again but this time it sounded like someone had thrown something at her window. Resident then looked out of her window to see that her neighbor across the street had numerous people in the driveway doing something and being loud.
- 7) March 08, 11:22 am. Resident, reported that at solicitor from Polar Bear was going door to door soliciting for customers.
- 8) March 14, 2:41 am. Resident reported that he was woken up to noise outside his house. Resident said it sounded like a couple arguing. Security Officer stated they were not residents and said they would keep their voices down. Couple then left the neighborhood.
- 9) March 20, 8:05 am. Received call from ADT at about 0744 regarding an alarm alert arrived at said address at about 0750, rang doorbell, no answer, knocked on front door, no answer. did a check around residence found nothing. called homeowner at about 0757, homeowner said that he was on his way home so security waited for him. Upon his arrival, he opened the garage door and stated that his alarm was triggered at the garage window. Homeowner inspected the window and stated that all is good and he will be calling ADT to inform them that it was a false alarm.
- 10) March 21, 5:36 am. Resident saw a black chevy truck with 2 males who looked like they were prowling. Resident believes the 2 suspects saw him watching them from his bedroom window then went back into their truck. Suspects turned their lights off and drove away.

King County Sheriff's Office

We continue to employ off-duty KCSO patrols. Currently evaluating need to go back to second officer. KCSO continued off-duty patrols for February and March. Activities include traffic emphasis generally around, the elementary school, and entries into FGHA.

Info from daily officer log:

- 1) Traffic emphasis, 1 warning for speeding.
- 2) Traffic emphasis - checked the parked cars on 160 Ct SE. There were 3 cars: A BMW X5, A 70's Ford Mustang Convertible and a white Fox-Body Mustang. The BMW SUV is a daily driver and appeared to be in good working order. I spoke to its owner, and he takes it to work almost every day. The 70's Mustang Convertible had a flat tire- I spoke to the owner's mother. She said it would be moved to their driveway as soon as the son got home. The Fox Body Mustang, according to the owner, is moved from time to time. I asked him to please move it every day or find a spot in the driveway. He moved it right then. Traffic emphasis. 1 notice of infraction for speeding and passing in a no passing zone.
- 3) Traffic emphasis 1 traffic stop for failing to stop at a stop sign.
- 4) Traffic emphasis
- 5) Traffic emphasis. Received a phone call from a resident reporting a possible illegal dumping of chemicals from a commercial truck. Investigation revealed dumped liquid was just water from a pressure washer. Spoke to both homeowner (customer) and pressure washing businessperson. Re-contacted original caller and apprised her of the update. No chemicals, no damage.

Vehicle Report

- 1) Commercial Vehicles – Multiple paint contractor commercial vans on premises over time / indicates operating business out of residence – 3rd Notice, FGHA instructed homeowner to submit registrations and request for exemptions in response to email question from homeowner.
- 2) RV – Motorhome in driveway – States RV is commuter vehicle, no such relief in reg so conversation continues, 2nd notice dated Jan 22 and 3rd notice is imminent. Homeowner submitted registration and exemption request. Registration indicates vehicle is commercial vehicle. C/W with homeowner 3-23 to resubmit package as commercial vehicle package with letter stating condition of employment.

- 3) Commercial Vehicle – HVAC contractor van on premises, received letter and response to FGHA board, request denied as no registration and no letter from employer stating harboring vehicle at residence was condition of employment was submitted. –BOARD FINAL DISPOSITION – Rejected, out in 90 days.
- 4) Commercial Vehicle – Large standup commercial van on premises. Homeowner requested relief as operating a business out of residence. Records indicate this address violated same regulation back in 2013. Potential to further sanction for operating business out of residence over time and repeat/chronic offender. 2nd notice sent 02-20-2022. Homeowner submitted registration and letter from employer with exemption request. Registration indicates vehicle is of commercial type. Forwarded to PMC Recovery for disposition 3-22-23. Exemption rejected as vehicle is NOT condition of employment. Go to 3rd letter and final appeal.
- 5) RV – Motorhome in driveway, homeowner responded with letter from Hansing Legal – 2nd Notice. PMC 2-22-23 determination, on to 2nd letter.
- 6) Commercial Vehicle – Large standup commercial van in driveway over time, 2nd notice sent. Homeowner submitted registration and letter and more for exemption request. Registration confirms vehicle is of a commercial type, letter confirms operation a business out of premises and not condition of employment. Forward to PMC for dispo 3-22-23. PMC rejected as not a condition of employment, on to 3rd letter and final appeal.
- 7) Commercial Vehicle – Electrician’s work van on premises over time – on to 3rd Notice. – GONE as of 3-22-23
- 8) Landscape operation GONE
- 9) RV – Vanagon in driveway, 1st notice, resident sent link to Vanagon website requesting relief. Homeowner submitted registration and request for exemption, registration indicates vehicle is passenger vehicle type. Recommend PMC CLOSE violation on 3-22-23. Publishing closing violation letter ASAP.
- 10) Commercial Vehicle – Commercial van with cyclops flood light in driveway – NEW – 1st notice dated 02-20-2023. Homeowner responded 3-11-23 with pictures of other violations. Reviewed by PMC on 3-22-23, on to 2nd notice requesting vehicle registration and condition of employment letter.
- 11) Recreational Vehicle – Large vehicle homeowner states is family transportation. Forward to PMC to request submittal of exemption request package to include vehicle registration. PMC reviewed violation, on to 2nd letter requesting registration and maybe condition of employment letter if registered as commercial vehicle.

Pacific Coast Security – Contract Oversight:

Pacific Coast Security continues to be responsive to FGHA requests and exceeds expectations as described in 2022-2023 Security contract.

- Seamlessly move disabled patrol vehicles in/out of patrol duty.
- Asked PCS to bring forward a plan to improve vehicle reliability.
- Elevated concern regarding patrol officers “camping” at the church.
- On-boarding new officers.
- Continued mentoring/training of existing officers.

SPEED LIMIT THROUGHOUT FAIRWOOD GREENS IS 25 MPH.

- It is unlawful to park on a sidewalk in Washington State per RCW 46.61.570.
- It is unlawful to park against traffic in Washington State.

Common Property Committee: Nathan Popovich

- **Fairwood Greens Entrance on 140th Ave SE**
 - On February 13, 2023, a vehicle crashed into the center row of trees on Fairwood Blvd due to a medical emergency. We are happy to report that the driver is home and recovering. We are working with the insurance company to complete the claim. Once funds are secured replacement vegetation will be purchased and planted.
 - Mechanical timers need to be replaced.
 - Flowers were planted at the monument.
- **Allen Park**
 - Our parks are for Fairwood Green’s residents and their guests.
 - Dog poop... *Pick it up!*
 - Trash in the park – If you can pack it in, you can pack it out. Over the past several months there has been an unbelievable amount of trash left behind around the park. The majority has been around the basketball court. Volunteers have removed a large bag of trash each week.

- Wednesday, March 22, a large group of boys playing basketball had the court riddled with trash. They were addressed playing basketball were addressed by security and a trustee. If you see people leaving trash in your park please speak up.
- Sunday, March 19, we received reports of two dads in a golf cart chasing their middle age boys on scooters at significant speed on the paved walking path. Several families with small children were present. One family was teaching a young child to ride a bicycle and several times had to pull the child out of harm's way. This is unacceptable. Please contact security immediately regarding any safety issues.
- Pickleball – as the weather improves, the courts will only get busier.
 - Current rules are posted on the shed above the bench.
 - There are groups of people that play on a regular basis. The groups are mentioned so that players may show up and be able to join in with others.
 - Volunteers are working on a paddle stacking system. Until this is complete, should you arrive and there are groups playing please speak up. Ask about the rotation. Our residents and their guests are welcoming.
- One of the yellow diggers was broken and unrepairable. It is being removed.
- Irrigation control box will need to be replaced and brought up to date.
- The Allen Park subcommittee is narrowing down equipment vendors. A presentation will be given to the board and homeowners at an upcoming board meeting. Advanced notice will be given to homeowners so they can attend. This project will be funded with a budget revision and dues increase.
- **Toddler Park**
 - The Toddler Park subcommittee has identified a vendor and play equipment has been selected. Remaining details and construction costs are being ironed out. A presentation will be given to the board and homeowners at an up-and-coming board meeting. Advanced notice will be given to homeowners so they can attend. This project will be funded with a budget revision and dues increase.
- **Cul-de-sacs**
 - Cul-de-sac Rejuvenation Committee – We are looking for a group of volunteers to help with clean up, maintenance, plant donations, and improvements. If you are interested in volunteering or donating plants, please send an email to contact@fairwoodgreens.org.
- **Open Actions**
 - Replacement of timers, irrigation controls, and pickleball signage will be evaluated/prioritized based on budgetary constraints.
- **Budget Management**
 - Utilizing volunteers for flood mitigation, holiday lights, cul-de-sac rejuvenation, putting up and taking down flags, planting, weeding flower beds, and other activities around our common properties has saved the association money. Thank you to all of you who have volunteered.

Special Projects Committee: Bonnie Lyon

Upcoming event planning will begin in March. Tentatively, 2023 dates for events are:

- July 7-8-9 Garage Sale
- August 6,13,20,27 Music in the Park
- September 10 Last Splash

Musicians will be finalized this month. Vendor selected for Last Splash and planning is underway. Events depend upon funding and participation from King County by way of Alan Painter Grant from CSA.

External Affairs: Joe Krumbach

We received an email from one of the homeowners indicating that the data provided about the City of Renton Homeowner Assistance Program was inaccurate. Research proved this to be true. The cutoff for assistance through the City of Renton ends at 132nd making Fairwood Greens out of footprint. I apologize for the error as I may have said Fairwood and not Fairwood Greens, a substantial difference.

Our intent with this data is to assist our older homeowners to have the necessary information to be able to do any needed repairs on their homes.

This is the corrected data; <https://kingcounty.gov/depts/community-human-services/housing/services/housing-repair.aspx>

Councilmember Reagan Dunn's Chief of Staff to discuss the Councilmember's attendance at an upcoming meeting.

Greeter's Report: 4 new homeowners contacted and 2 greeted in March.

Active Work: Bonnie Lyon

MOTION: to accept the Rules & Regulations revisions. Second: Yes. Discussion: None. Vote: 9-Yes, 0-No. MOTION CARRIED.

Announcements:

Please note that FGHA residents are not permitted to walk on the Fairwood Greens golf course pathways. These are intended for use by members of the Fairwood Greens Golf & Country Club.

Adjournment to Executive Session: Bonnie Lyon

MOTION: To adjourn meeting **Second:** Yes. **Discussion:** None. **Opposed:** 0. **MOTION CARRIED.**

The meeting adjourned at 8:15 PM. The next meeting will be held on Tuesday, April 25, 2023, and will begin at 7:00 p.m.