

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
April 25, 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. Seven homeowners attended the meeting.

Official Business

Approval of the Minutes: Jim Canterbury

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

Review of Annual Calendar: Jim Canterbury

Government/Guests Reports to the Board

King County Sheriff's Department - Deputy Sam Shirley

Officer Shirley stated that FGHA remains a low-crime area in King County. He stated that there were only 3 calls out of Fairwood Greens for the month of April, regarding car prowls and vandalism. A homeowner inquired about the steps that the Sheriff's Department can take regarding trailers/vehicles parked on the sidewalk. Officer Shirley advised that if the vehicle is registered to an address outside of FGHA, they can begin the process to tow it within 24 hours.

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.**

Homeowners commented on businesses in the neighborhood, adult family homes, property maintenance, and the pickle ball courts. Additionally, homeowners praised the security team and offered to volunteer for future opportunities within common properties.

Committee Reports

Executive Committee: Bonnie Lyon

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

- **PET OWNERS, 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 required to keep sidewalks free of any debris.
- **MIND YOUR SPEED.** Saving a few seconds traveling at higher speeds does not impact your arrival times but may impact lives due to your carelessness.

Update your homeowner handbook by adding the new R&R regarding anti-harassment and replacing updated R&R sent to homeowners along with an updated table of contents and fine summary. If you need assistance, send an email to contact@fairwoodgreens.org (or use the online communication form at www.fairwoodgreens.org). All R&R can be found at the association's website.

Thank you to the several hundred 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 (updated)
- RV Variance Request (updated)
- Homeowner Lessor Agreement
- Security Vacation Request
- Park Usage
- Report of Egregious Conduct (new)
- Claim of Harassment (new)

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

Board has settled a lawsuit brought against the homeowner’s association by homeowner adjacent to Allen Park following a summary judgement in favor of plaintiff.

Finance Committee: Mark Powell

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 - March

	Actual	Budget
Revenues		
Assessment Income	\$ 47,250	\$ 47,250
Other Income	\$ 6,005	\$ 5,500
Total Income	\$ 53,255	\$ 52,770
Expenses		
Security	\$ 33,090	\$ 32,040
Common Properties	\$ 3,289	\$ 4,279
Special Events/Community	\$ 319	\$ 850
Utilities	\$ 325	\$1,300
Office	\$ 250	\$ 1,667
Professional Fees	\$ 6,620	\$ 7,495
Other	\$2,000	\$2,000
Total Expenses	\$ 45,893	\$ 49,631
Net Income/Loss	\$ 7,631	\$ 3,139

Year to Date Income and Expense Report September 1, 2022 to March 31, 2023

	Actual	Budget
Revenues		
Assessment Income	\$ 299,146	\$ 299,146
Other Income	\$ 38,658	\$ 38,500
Total Income	\$ 337,803	\$ 337,786
Expenses		
Security	\$ 228,248	\$ 224,280
Common Properties	\$ 26,910	\$ 29,953
Special Events/Community	\$4,545	\$ 5,950
Utilities	\$10,732	\$ 9,100
Office	\$ 14,406	\$ 13,239
Professional Fees	\$ 62,261	\$ 56,565
Other	\$13,993	\$14,000
Total Expenses	\$ 361,095	\$ 353,087

Net Income/Loss	\$ (23,292)	\$ (15,031)
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Balance Sheet as of March 31, 2023

Total Assets	\$ 443,717
Total Liabilities	\$ 188,970
Total Equity	\$ 254,748

Legal Committee: Jim Canterbury

1. Discussed on several Liens / Collection Judgments
2. Discussed settlement agreement with Allen Park homeowner and adverse possession and timber trespass claim. Action taken 2/11/2022. insurance carrier Liberty Mutual attorneys, a local firm, took over the issue. Attorney submitted for Summary judgement and court ruled in favor of plaintiff.
3. Discussed commercial / RV parking within the HOA.
4. Discussed appeal process hearing with our attorney.

Property Maintenance Committee: Lisa Lord

The committee is continuing to address moss on property (including roofs, stone walls, driveways, etc) as well as downed branches, overgrowth, and basic yard maintenance.

Reminder that recreational vehicles including boats, jet skis, motorhomes, etc., are allowed a 48-hour period to be parked at the property for loading/unloading and prep/clean-up. Recreational Vehicles at properties longer than the 48-hour period are subject to violation notice. Should the recreational vehicle be at your property for longer than 48 hours you must submit a written request prior to arrival of the recreational vehicle to the PMC for review. Please do not block other homeowners' access to driveways, sidewalks, and mailboxes.

Complete Rules & Regulations are available on the website. www.fairwoodgreens.org

HOALife continues to be a useful tool for the property maintenance process.

In the upcoming weeks, PSE will be upgrading electrical systems in our neighborhood. Homeowners should receive information directly from PSE if they are affected. Locate marking for utilities has already been done in a portion of the neighborhood. If your property is adversely affected by this work, it will be noted in your property account.

Notes for homeowners:

- 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>
- Streetlight 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 March 28, 2023-April 25, 2023

Properties

Number of Properties with Violations	22
Total Violations	29
1st Violation	24
2nd Violation	2
3rd Violation	2
4th Violation	1

Violation Categories

Rules & Regulations - Nuisance Vehicles	1
Rules & Regulations - Home Exterior Maintenance	3
Rules & Regulations - Aesthetics - Yard Maintenance	8

Rules & Regulations - Aesthetics - Holiday Decorations	1
Rules & Regulations - Recreational Vehicles	3
Rules & Regulations - Commercial Vehicles	8
Rules & Regulations - Aesthetics - Home Exterior Maintenance	2
Rules & Regulations - ACC Non-compliance	3
Closed Violations	3

Architectural Control Committee: Mark Powell

26 March 2023 to 21 April 2023

16 Approved Projects

- 1 Deck
- 4 Roofs/gutter
- 1 Chimney repair
- 3 Fence
- 1 Exterior painting
- 1 Shed
- 1 Driveway, patio
- 2 AC install.
- 1 Landscaping front yard, retaining wall.
- 1 Electric Vehicle Charging Station (EVCS)

1 Unapproved Projects

- Projects within 65-foot stream natural habitat, must have King County approval

0 ACC violations

3 Enquiries for guidance/clarification of rules/guidelines

- Are temporary wildlife fences (black netting) plant protection allowed? Yes
- Security lights, motion detectors
- Adult Family Homes – what is the FGHA board position concerning all of these AFHs within FGHA? Referred to white paper on website.

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 approval from FGHA to avoid violation notices.
- Setbacks – FGHA and King County Code require minimum 5-foot setbacks for all structures inside yards, backyards, and front yards. Be sure your projects are compliant.
- 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 are deemed “inhabitable” and require King County permits. Shed projects must comply with ACC R&R and Guidelines.

Security Committee: Steven Jackson

Pacific Coast Security monthly report

	<i>Total for April '23</i>	<i>March 19 – 25</i>	<i>March 26 – April 1</i>	<i>April 2 – 8</i>	<i>April 9 – 15</i>
Abandon Vehicles					
Alarm Calls Home/Vehicle	2	1			1
Barking Dog					
Break-In					
Burglary					
Fire					
Juvenile Problem					
Loose Dog	1			1	
Noise Complaints	3	1	2		
Open Garages	10	4	1	1	4
Police Activities					
Property Vandalism	2			1	1
Solicitors	1			1	
Stolen Property/Mail	1		1		
Stolen Vehicle	1		1		
Street Lights					
Theft					
Trespassing	4	1	1	2	
Vacation Checks	60	16	15	15	14
Vehicle Accidents					
Vehicle Vandalism					
Suspicious Person / Action	1				1

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

- 1) On 3/24/2023 1:08:10 AM. Resident reported there was a car parked along 145th Ave with loud music playing. Security officer went to the address and there was no music playing. Security officer called resident to ask if they could no longer hear loud music. Resident confirmed she couldn't hear anything anymore.
- 2) On March 28, 2023 10:41 am at Resident called and stated that a teal color older model Ford Explorer was driving around real slow and stopping in front of random houses being very suspicious.
- 3) On March 28, 2023 8:45 am Resident called and stated that he has not gotten any mail for the past week due to his neighbor's car partially blocking his mailbox. He asked if security officer could kindly ask his neighbor if they could move their vehicle. The homeowner stated that the vehicle belongs to his neighbor on the right. Upon arrival, security officer first asked if the vehicle belonged to them, and the homeowner said yes. Security officer then asked if he could move the vehicle because it was blocking his neighbor's mailbox. Homeowner said ok.
- 4) On March 28, 2023 7:45 am Resident called and stated that she had just started her vehicle so it could warm up. She had gone back inside her home to grab something and when she went back out her car was gone. She stated she immediately called the police.
- 5) On March 27th 3:44 am Resident reported fireworks coming. Resident has footage from her Ring camera. Resident believes the fireworks came from a neighbor for whom she has a protection order.
- 6) On March 27th, 10:18 am 2023 Resident called and stated that her delivered package was just stolen from her front door. two males in a dark silver/gray van.
- 7) On March 26th, 2023 1:45 pm Resident reported a black Mercedes in the driveway stating the Mercedes is not supposed to be there.
- 8) On March 26th 2023 7:15 Resident called to inform security officer of a brown truck with a trailer hitch to the back has been parked on the side of the road for three days. Resident is concerned because the trailer is blocking a good section of the road.
- 9) On March 27th 2023 1:24 pm horse trailer parked roadside over 72 hours.

- 10) On March 31, 2023 3:41 pm Resident reported that a motorcycle in this area was too loud.
- 11) On April 1, 2023 4:56 pm Resident called and reported that someone had broken the kitchen window. She doesn't know when exactly it happened, but she noticed that on Thursday.
- 12) On April 5, 2023 at 10:41am door to door hanging flyers (Foe Service).
- 13) On April 6, 2023 at 8:49 pm Residence reported a young man with black pants and black shirt walking around in the neighborhood asking for help and trying to break car windows and house windows. Security officer called the police.
- 14) On April 6, 2023 at 7:10 pm Residence reported that his/her lights flashed on in his backyard this morning around 1:30 am. He saw some individuals smoking by the golf area on the hill.
- 15) On April 5, 2023 at 1:07 pm residence called and stated that a white female was walking her dog with no leash. Homeowner stated that the female was walking towards the Ridge. I caught up with the female and her dog, which the dog did not have a leash and informed her of complaint, and she said ok.
- 16) On April 6, 2023 at 8:45 pm residence reported approximately around 2045-2050 hours a rock was thrown through the front window of her house. The rock remains on the premise and is approximately the size of a baseball. The damage of the double pain window is roughly 17" long and 12" high. The police have been called regarding the issue.
- 17) On 4/9/2023 3:58:41 Security Officer received a call from resident that their Honda Civic is having trouble starting up and will be parked. They will be able to get it fixed tomorrow or on Tuesday.
- 18) On 4/10/2023 8:08:15 AM. No address was given although homeowner called and stated that there is a white female individual walking into resident's driveways and looking into vehicles around the area.
- 19) On 4/10/2023 8:25:12 AM Security officer received a call from Home Guard Security Systems about a burglar alarm. Upon arrival at residence, found no evidence that residence was broken into. likewise received a call from homeowner about said alarm and informed him that all windows and doors are secured.

FGHA Security Noise/Egregious/Anti-Harassment Violation Notices:

No new violations and no subsequent noise violation; closed HOALife event as of 4-22-23.

King County Sheriff's Office

We continue off-duty KCSO patrols. Currently evaluating need to go back to second officer during summer, children out of school and return to work. KCSO continued off-duty patrols for March and April. Activities include traffic emphasis.

Info from daily officer log:

- 1) Security told officer they had received some complaints about a truck and trailer parked on 156 Ave SE. This vehicle had been there for several days and was so large and so close to the intersection that it partially blocked the view of drivers attempting to get through the intersection. I went to the area of the parking complaint and located the vehicle. It had been there for some time. I found the owner and spoke to her. I explained the rule of moving the vehicle every 24 hours and asked her to park it further south so other drivers could see better. She complied. I was told the vehicle would be leaving in a few days and that she would keep it from blocking the view of other drivers. Area check at church at 15200 SE Fairwood Blvd. involving open window with no screen and hose cart pushed under the open window. Found employee on site with a key as well as screen inside classroom.
- 2) Traffic emphasis 1 warning for speeding.
- 3) Traffic emphasis.
- 4) Traffic emphasis. Mental Complaint. Officer went with patrol and subject had walked away from their adult family home.
- 5) Traffic emphasis.
- 6) Traffic emphasis.
- 7) Traffic emphasis SE near construction area. Traffic stop for failing to stop at stop sign. Warning given. Checked for illegally parked boat. No boats observed on that street. Officer will keep an eye on this area. Traffic stop for speeding-warning.

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. - FINES IN PROGRESS
- 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 immanent. 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. – OUT IN 90 DAYS
- 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 APPEAL – 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. – OUT IN 90 DAYS
- 5) RV – Motorhome in driveway, homeowner responded with letter – 2nd Notice. 2-22-23 PMC determination, on to 2nd letter. – OUT IN 90 DAYS. Submittal of final appeal is expected.
- 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. – GONE
- 7) Commercial Vehicle – Electrician’s work van on premises overtime – on to 3rd Notice. – GONE as of 3-22-23
- 8) Landscape operation. - GONE
- 9) RV – RV in driveway (Vanagon). Homeowner submitted registration that shows vehicle is of passenger type. – SORRY FOR INCONVENIENCE, CLOSED
- 10) Commercial Vehicle – Commercial van with cyclops flood light in driveway – Owner refuses to submit required data to support variance. OUT IN 90 DAYS
- 11) Recreational Vehicle – Large vehicle homeowner states is Ford Transit 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 if registered as commercial vehicle. – Final Appeal under consideration
- 12) RV Violation (boat), repeat offender, 1st notice.
- 13) Commercial Vehicle (Cargo Van on street), 1st notice.
- 14) Nuisance Vehicles (not roadworthy), 1st notice.
- 15) RV Violation (boat), repeat offender, 1st notice.
- 16) Commercial Vehicle (Cargo Van in driveway), 1st notice.
- 17) Commercial Vehicle (SUV with signage), 1st notice, multiple violations over time on other vehicles.
- 18) Commercial Vehicle (Van), several violations over time.
- 19) Commercial Vehicle (Cargo Vans), 1st notice.
- 20) Commercial Vehicle (Van and utility truck).

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.

- Welcomed new PCS Ops Manager Tina Carel.
- Asked PCS to bring forward a plan to improve patrol vehicle reliability.
- Elevated emphasis on patrol frequency (3 per shift).
- On-boarding new officers.

Notes to Homeowners/Residents:

- 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**
 - Settlement reached for damage to median trees, shrubs, and electrical.
 - Median Revitalization Project – Now that we have received funds we are revisiting availability of replacement plants and trees.
 - Project will be executed in two phases.
 - 1) Removal of trees and soil amendment (TBD)
 - 2) Planting of Trees (TBD)
 - The Allen Park Pickleballers have volunteered to do removal and planting. Anyone else interested in participating please send an email to contact@fairwoodgreens.org
 - Mechanical timers need to be replaced.

- **Flags**
 - On Saturday, May 13th we will be putting up American flags around the neighborhood. We will meet at Allen Park at 10:00am. With 3 trucks, 3 ladders, and 9 volunteers, we can complete this task in less than 2 hours.
 - Donuts will be provided for volunteers. Please send an email to contact@fairwoodgreens.org if you can volunteer.

- **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.
 - Porta Potty will be back in May.
 - As a reminder, please do not put trash in the porta potty.
 - Thank you to Rob Porteus and Johan Brink for helping install a new bench along the North side walking path.
 - Thank you to Neil Poussier for painting, sanding, and installing wood on three of our benches.
 - 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.
 - Irrigation Control Box will need to be replaced and brought up to date. We are looking at replacement options at this time.
 - Play Equipment Replacement -
 - The subcommittee will be getting input from our Fairwood youngsters over the next two weeks on the final two options.
 - A presentation will be given to the board and homeowners at our May 23rd, 2023 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**
 - Play Equipment Replacement -
 - A presentation will be given to the board and homeowners at our May board meeting (5/23/2023).
 - 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**
 - 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

2023 dates for events are:

July 7-8-9 Garage Sale

August 6,13,20,27 Music in the Park

September 10 Last Splash

External Affairs: Joe Krumbach

We have received the approval from King County for the Alan Painter Grant for our 2023 Last Splash in September. The amount granted is \$3,000.

There was an article in the Seattle Times about upcoming density requirements under House Bill 1110 that will require multi-family housing to be required in most areas. However, under the Bill which is waiting for Governor Inslee's signature which should happen soon, communities like Fairwood Greens would be exempted from this new Bill.

From the Article.

Exempt from those requirements, however, are homeowner associations and other "common interest communities" that have internal contracts or documents governing their zoning rules. Common interest communities include both sprawling planned developments and smaller subdivisions and condos.

Because homeowner associations and common interest communities have preexisting, legally binding contracts regarding their zoning rules, the Legislature can't change those, said Rep. Jessica Bateman, D-Olympia, the bill's lead sponsor.

We encourage Homeowners to read the article which can be found: https://www.seattletimes.com/seattle-news/politics/was-new-ban-on-single-family-zoning-exempts-some-of-seattles-wealthiest-neighborhoods/?utm_source=referral&utm_medium=mobile=app&utm_campaign=ios

Greeter's Report: Greeting new homeowners is once again fully underway with three new homeowners contacted and two meetings.

Active Work: Bonnie Lyon

MOTION: That the board on behalf of the Fairwood Greens Homeowners' Association accept the offer as detailed below in the matter of Loweta and Andrew Jones v Fairwood Greens Homeowners Association:

\$195,000 demand by Plaintiffs.

\$157,500 Contributed by Liberty Mutual.

\$37,500 Contributed by the HOA.

Second: Yes. Discussion: None. Vote: 9-Yes, 0-No. MOTION CARRIED.

Adjournment to Executive Session: Bonnie Lyon

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

The meeting adjourned at 8:40 PM. The next meeting will be held on **Tuesday, May 23, 2023**, and will begin at **7:00 p.m.**