

**Fairwood Greens Homeowners' Association**  
**Monthly Board Meeting of Trustees**  
**August 22, 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, Nathan Popovich, Mark Powell, and Barbara Young. Brian Schanz was absent by arrangement. Five homeowners attended the meeting.

**Official Business**

**Approval of the Minutes:** Jim Canterbury

**MOTION:** To approve the July 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.**

Homeowners commented on the pickleball court and homeowner privacy.

**Committee Reports**

**Executive Committee:** Bonnie Lyon

**Homeowners who rent/lease.** This is a reminder that homeowners are responsible for the behavior of their tenants. The association is not directly responsible to tenants nor any management companies. If there is a finding against a tenant, homeowner is contacted as is tenant. It is the homeowner's responsibility to engage with association and achieve compliance with Rules & Regulations (R&R). Failure to do so may result in fines/fees according to FGHA's R&R. All homeowners who plan to rent/lease their property must complete the form, "Homeowner-Lessor Agreement Form" and return to the association within 10 days of execution of lease. Form is found at the association's website. For additional information, please consult R&R 3.110.0-Rental of Single-Family Homes/Tenants also found at the website.

**About the Budget 2023-24 (repeated from July 2023 report).** CPI assessment increase provisions in our CCR were superseded by RCW 64.90.080(2) and RCW 64.90.525 of the Washington Uniform Common Interest Ownership Act ("WUCIOA" or the "Act"), that became effective July 1, 2018. The Board may now propose assessment increases without regard to CPI figures by complying with the usual Budget ratification procedures in RCW 64.90.525. RCW 64.90.525(1) of the Act requires your Board to propose a Budget for owner ratification and, if not rejected by a majority of all members, it is considered ratified and adopted. RCW 64.90.525(2) lists what must be in the proposed Budget. The list includes "the projected common expenses" and "the amount of assessments per unit [lot]" that will be due from each owner in order to cover the financial needs of the Association for the upcoming year.

WUCIOA applies only to Associations created after July 1, 2018, except for a small number of sections that expressly apply to ALL Associations, including those pre-existing the Act. RCW 64.38.095 of the Homeowners Association Act lists the sections in WUCIOA that apply to all HOAs regardless of when created. RCW 64.90.080 of WUCIOA also lists the sections within its provisions that apply to all Associations. RCW 64.90.525 (on Budgets) in WUCIOA is one of the sections that applies to FGHA.

RCW 64.90.080(2) in WUCIOA provides the language that results in your CPI increase provisions being superseded by Budget provisions in RCW 64.90.525. RCW 64.90.080(2) states in part that "To protect the public interest, RCW ... 64.90.525 supersede[s] existing provisions of the governing documents of all plat communities and miscellaneous communities previously subject to chapter 64.38 RCW. This language clearly states that the WUCIOA statute on Budget adoption supersedes the governing documents of all Associations under the Homeowners Association Act, RCW 64.38. Budget adoption under the ratification procedures requires listing the amount of assessments and futures expenses they will cover in the Budget. In other words, this relatively new statute says that

the amount of assessments will be established through the Budget ratification procedures. Accordingly, because RCW 64.90.080(2) says that section .525 supersedes provisions of the CCR of all HOA regarding Budgets, FGHA's CCR provisions that tie assessment increases to a CPI index are superseded and no longer apply.

The superseding result of WUCIOA regarding Budgets and the setting of assessment amounts is logical. Boards send a proposed Budget to all owners. The Budget lists the amount of assessments needed to cover costs of the HOA. Owners have full notice and opportunity to vote to reject the proposed Budget. Even if they are unable to attend the ratification meeting they can provide a proxy to someone to register their negative vote if that is their position. We believe the legislature wanted to alleviate the problem of unreasonably restrictive assessment increase provisions in CCR, and allow HOA Boards to propose Budgets based on addressing actual financial needs.

Assessment increase limits tied to CPI index figures provisions are unreasonable. Obtaining an affirmative majority vote from the large number of owners in our HOA is next to impossible. Accordingly, if owners have full notice and the opportunity to exercise a negative vote if they want to and do not, then it allows a proposed Budget to be ratified regardless of the fact it would be more than previously allowed under existing CCR.

It is the Board's responsibility to propose assessment increases believed reasonably necessary for the FGHA's financial needs. The CPI index provisions no longer apply.

The 2023-24 budget encompasses expected costs to accomplish required updates to the community's two parks, Allen and Toddler. (For more information about planned improvements, please visit FGHA website [www.fairwoodgreens.org](http://www.fairwoodgreens.org).) Homeowners should expect a significant increase in assessments to cover these costs. It is projected that this is a one-time, single-year occurrence for 2023-24 budget, with budget for 2024-25 reflecting operation costs only. Homeowners will receive a copy of the budget in advance of the annual homeowners' meeting slated for September 26.

***You can help decrease expenses:***

- Sign and send in the form, General Authorization for Electronic Communication, which cuts costs of mailing.
- VOLUNTEER! FGHA is a self-performing, all-volunteer community. Our volunteer board, those on subcommittees, those who manage our website and social pages, those who put up/remove flags and holiday lights, those who assist with our common properties work KEEP OUR COSTS LOW for our community.

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

- **MIND YOUR SPEED. SPEED LIMIT IS 25 MPH** for a reason. The wide boulevards are not there as an invitation to speed, but to allow on-street parking. It is a proven statistic that parking on the street slows roadway users by the visual impact of a crowded road. Saving a few seconds traveling at higher speeds does not impact your arrival times, but may impact lives due to your carelessness.
- **KEEP PATHWAYS CLEAR.** Do not park on sidewalks; ensure 180 deg illumination of sidewalks. Homeowners are required to keep sidewalks free of any debris.
- **DO NOT TEXT AND DRIVE.** Please be mindful of your surroundings so that you have a safe drive through our neighborhood.
- **PET OWNERS, MONITOR YOUR PETS!** Keep dogs on leashes throughout the community and particularly within our parks. Remove your pet's feces to your own trash receptacle.
- **RV AND COMMERCIAL VEHICLES ARE GOVERNED BY R&R.** Please review the R&R for specifics and ensure that you are not in violation.

**Finance Committee:** Mark Powell

**Treasurer Report, August 2023**

Please note that budget amounts are allocated across the 12-month period.

**Income and Expense Report - July**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 47,250	\$ 47,250
Other Income	\$ 1,883	\$ 5,500
<b>Total Income</b>	<b>\$ 49,133</b>	<b>\$ 52,770</b>
<b>Expenses</b>		
Security	\$ 33,005	\$ 32,040
Common Properties	\$ 4,333	\$ 4,279
Special Events/Community	\$ 3,120	\$ 850
Utilities	\$ 3,488	\$1,300
Office	\$ 2,252	\$ 1,667
Professional Fees	\$ 10,203	\$ 7,495
Other	\$2,000	\$2,000
<b>Total Expenses</b>	<b>\$ 58,401</b>	<b>\$ 49,631</b>
<b>Net Income/Loss</b>	<b>\$ (9,268)</b>	<b>\$ 3,139</b>

**Year to Date Income and Expense Report  
(September 1, 2022 to July 31, 2023)**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 488,145	\$ 488,145
Other Income	\$ 48,529	\$ 60,500
<b>Total Income</b>	<b>\$ 536,674</b>	<b>\$ 548,866</b>
<b>Expenses</b>		
Security	\$ 360,195	\$ 352,440
Common Properties	\$ 38,616	\$ 47,069
Special Events/Community	\$ 17,907	\$ 9,350
Utilities	\$ 15,260	\$ 14,300
Office	\$ 27,078	\$ 19,907
Professional Fees	\$ 137,429	\$ 86,545
Other	\$23,944	\$ 22,000
<b>Total Expenses</b>	<b>\$ 620,429</b>	<b>\$ 551,611</b>
<b>Net Income/Loss</b>	<b>\$ (83,755)</b>	<b>\$ (2,745)</b>

**Balance Sheet as of July 31, 2023**

<b>Total Assets</b>	<b>\$ 495,623</b>
<b>Total Liabilities</b>	<b>\$ 233,463</b>
<b>Total Equity</b>	<b>\$ 262,160</b>

**Legal Committee:** Jim Canterbury

1. Discussed several payment and collection plans.
2. Discussed new revisions to our R&Rs conforming to new state Laws.
3. Received guidance on the liability of not having park rules.
4. Discussed appeal process hearing with our attorney in drafting letter.

**Property Maintenance Committee:** Lisa Lord  
 Inspection Summary Report July 24, 2023-August 22, 2023

**Properties**

Number of Properties with Violations	2
Total Violations	2
2nd Violation	2

**Violation Categories**

Rules & Regulations - Nuisance Vehicles	1
Rules & Regulations - Commercial Vehicles	1

**Architectural Control Committee:** Mark Powell  
 19 July 2023 to 18 August 2023

12 Approved Projects

- 1 Roofs/gutter
- 2 Fence
- 5 Exterior painting
- 2 Windows/doors
- 1 deck
- 2 Gazebo

1 Unapproved Projects

- 1 Fence project; too close to sidewalk, no setback

0 ACC violations

2 Enquiries for guidance/clarification of rules/guidelines

- Blueprints of original house
- Twin Lakes HOA asking for electrical contractor referral

Misc.

- All exterior projects require an approved ACC form to be in place prior to start of projects. Includes driveway replacements. 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.
- 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 Summary** (Based on Pacific Coast Security monthly report):

	Total for August '24	July 9 – July 15	July 16 – July 22	July 23 – July 29	July 30 – Aug 5	August 6 – August 12
<b>Abandon Vehicles</b>	2			1	1	
<b>Alarm Calls Home/Vehicle</b>	1				1	
<b>Barking Dog</b>						
<b>Break-In</b>	1				1	
<b>Burglary</b>						
<b>Emergency Response</b>						
<b>Fire</b>						
<b>Juvenile Problem</b>						
<b>Loose Dog</b>	1					1
<b>Noise Complaints</b>				1		
<b>Open Garages</b>	16	4	3	5	1	3
<b>Police Activities</b>						
<b>Property Vandalism</b>	2			1		1
<b>Solicitors</b>	9	3	1	3		2
<b>Stolen Property</b>						
<b>Stolen Vehicle</b>						
<b>Street Lights</b>						
<b>Street Signs</b>						
<b>Theft</b>						
<b>Trespassing</b>						
<b>Vacation Checks</b>	51	11	6	14	10	10
<b>Vehicle Accidents</b>						
<b>Vehicle Vandalism</b>	1					1
<b>Neighborhood Dispute</b>						
<b>Suspicious Person / Action</b>						

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

- 1) On July 29, 2023 at approximately 3:10 AM resident called from a private number. Resident did not feel comfortable identifying themselves or giving address. The complaint was, there was loud noise coming from a neighbor’s house located around 161st and SE 174th ST. When Security arrived, there was no noise and there were a couple of people leaving a home and entering their vehicles.
- 2) On July 25, 2023 at approximately 3:49 PM resident reported that a black Acura has been parked on the roadside in front of his house for weeks.
- 3) On July 26, 2023 at approximately 9:31 AM resident reported that his/her mailbox was run over between the hours of 10:30 PM and 11:30 PM. That is all the information that was given.
- 4) On July 31, 2023 at approximately 2:14 AM resident notified Security Officer regarding that he/she saw someone entering her neighbors back sliding door on July 27, 2023, the witness could not see if anything was taken from the home. The homeowner of the property did not give a statement.
- 5) On August 3, 2023 at approximately 2:35 PM resident reported there has been a light turquoise vehicle parked on the roadside with a flat tire for several weeks.
- 6) On August 8, 2023, at approximately 10:49 AM resident reported that there was white Mercedes SUV parked in front of his residence and throwing trash onto his property.
- 7) On August 10, 2023, at approximately 6:38 AM two female residents stated there was a loose dog, looked like a Huskie with a red or brown collar on. The Security Officer was not able to locate the dog.
- 8) On August 11, 2023, at approximately 1:05 PM resident at said address reported that his son's vehicle was broken into between the hours of midnight and 10:00 AM. The Resident's son stated that there was a Bluetooth device and about \$10.00 was missing.

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

*One Anti-Harassment violation work-in-progress.*

**King County Sheriff's Office**

We continue off-duty KCSO patrols. Activities include traffic emphasis.

- 1) Area check including parking complaint. The truck had been moved out of the area. Traffic emphasis.
- 2) Area check, Traffic emphasis.
- 3) Parking issues. Tagged 4 cars and spoke to the owner (again). Area check. Spoke to Security who told me about a parking complaint. Car belongs to a neighbor's child and moves every day. Traffic emphasis. 1 notice of infraction for speeding. Roll over golf cart accident. There were Injuries-1 transported to the hospital, none life threatening. Traffic emphasis.
- 4) Asked to check on a vehicle that was parked within the curb radius causing difficulty for cars pulling out onto 155 Ave SE. Homeowner had his son move the vehicle as it was parked too close to the stop sign and was blocking drivers' view. Checked 2 blue trucks, tagged one, and the homeowner nearby agreed to put the small Ford truck in driveway. It wasn't moved at 1745 hrs so I tagged it, too. The father of the homeowner drove over and complained that I hadn't tagged any of the HOA leadership's cars for illegal parking. Checked vehicles; had been moved since I tagged them last Tuesday. Area check of the rest of the neighborhood. Traffic emphasis.
- 5) Area check of all the vehicles tagged on Tuesday. All but 1 were moved and I called the owner of the last one who stated he didn't know his vehicle was tagged. Will check it again when I return. Area Check, traffic emphasis. 1 traffic stop with a warning, 1 traffic stop with a notice of infraction (48 in a 25 mph zone).
- 6) Area check. Traffic emphasis.
- 7) Area check. Assisted a subject in the neighborhood who was having some problems with a friend. Traffic emphasis.

**HOMEOWNERS, PLEASE NOTE:**

- 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.

**SPEED LIMIT THROUGHOUT FAIRWOOD GREENS IS 25 MPH.**

**Pacific Coast Security – Contract Oversight:**

Pacific Coast Security continues to be responsive to FGHA requests.

- PCS Security submitted 2023-24 budget, increase of ~ 5 % driven by 24% increase in vehicle insurance.
- We are discussing fuel purchase practices and options.
- Plan to update contract language to reflect current conditions on ground ...no changes to contract deliverables.
- Plan to convene 2023-24 contract signing in Sept.

## August '23 Vehicle Report

Violation Number and Type	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Determination	LINK	NEXT STEP
VLT-[ ]-[ ]	[ ]	07/06/22	Commercial Vans	[ ]	3/10/2023 -> 8/31/23 -> 9-12-23	FINAL APPEAL COMPLETED, OUT IN 60/60 DAYS	<a href="https://app.hoalife.com/accounts/3965/violations/724854">https://app.hoalife.com/accounts/3965/violations/724854</a>	DOWN TO ONE BY 8-13, REMAINDER BY 9-12 IF NOT PARKED IN GARAGE.
VLT-[ ]-[ ]	[ ]	01/23/23	RV/Conversion Cargo Van	[ ]	8/6/23	FINAL APPEAL FAILED, ON TO LEGAL FOR DISPO.	<a href="https://app.hoalife.com/accounts/3965/violations/712884">https://app.hoalife.com/accounts/3965/violations/712884</a>	LEGAL PROPOSED MEDICAL WAIVER WITH 180 CONFIRMATION. LETTER DATED 8/16 ENROUTE TO HO ATTY FOR CONCURRENCE.
VLT-[ ]-[ ]	[ ]	04/16/23	Commercial Van	[ ]	8/25/23	REINSPECTED 8/14, STILL IN VIOLATION	<a href="https://app.hoalife.com/accounts/3965/violations/765212">https://app.hoalife.com/accounts/3965/violations/765212</a>	ESCALATION LETTER SENT 8/10, FINES COMMENCE 8/25/23
VLT-[ ]-[ ]	[ ]	04/16/23	Commercial Van	[ ]	9/10/23	REINSPECTED 8/14, STILL IN VIOLATION	<a href="https://app.hoalife.com/accounts/3965/violations/765210">https://app.hoalife.com/accounts/3965/violations/765210</a>	SENT PMC FINDING 8/10/23. PROPERTY TO BE BROUGHT INTO COMPLIANCE 9-10-23
VLT-[ ]-[ ]	[ ]	04/16/23	Commercial Cargo Van	[ ]	8/18/23	COMPLETED PMC FINDING 7-12-23 NONCOMPLIANT	<a href="https://app.hoalife.com/accounts/3965/violations/765215">https://app.hoalife.com/accounts/3965/violations/765215</a>	PMC FINDING OF NONCOMPLICACE SENT JULY 18,2023. 30 DAYS FROM JULY 18 TO REMEDY SO AUGUST 18 2023 FOR INSPECTION
VLT-[ ]-[ ]	[ ]	04/16/23	Commercial Van, Utility Trailer, Commercial Truck	[ ]	9/10/23	PROVIDED OLD FORM AND NO REGISTRATION, SENT REQ FOR VEH REG 6-16-22 - SENT PMC FINDING 6-25	<a href="https://app.hoalife.com/accounts/3965/violations/765216">https://app.hoalife.com/accounts/3965/violations/765216</a>	SENT PMC FINDING AND MORE 8-10-23. PROPERTY TO BE BROUGHT INTO COMPLIANCE BY 9-10-23
VLT-[ ]-[ ]	[ ]	05/29/23	Standup Cargo Van	[ ]	9/10/23	SENT PMC FINDING 6-25-23, REINSPECTED 6-25-23, STILL NONCOMPLIANT	<a href="https://app.hoalife.com/accounts/3965/violations/800765">https://app.hoalife.com/accounts/3965/violations/800765</a>	SENT PMC FINDING AND MORE 8-10-23, PROPERTY TO BE BROUGHT INTO COMPLIANCE BY 9-10-23
VLT-[ ]-[ ]	[ ]	06/25/23	Standup Cargo Van	[ ]	9/23/23	NO RESPONSE FROM HOMEOWNER SO ON TO ESCALATION	<a href="https://app.hoalife.com/accounts/3965/violations/821461">https://app.hoalife.com/accounts/3965/violations/821461</a>	OUT 90 DAYS FROM JUNE 27,2023 - STILL HERE AS OF 7-23. CURE DATE IS 9/23/23
VLT-[ ]-[ ]	[ ]	07/09/23	Nuisance Veh	[ ]	08/25/23	IMAGE INDICATES PLATES ARE EXPIRED	<a href="https://app.hoalife.com/accounts/3965/violations/830081">https://app.hoalife.com/accounts/3965/violations/830081</a>	SENT ESCALATION LETTER 8-10-23, \$10/DAY FINE TO BEGIN 8-25-23 IF PROPERTY REMAINS OUT OF COMPLIANCE
VLT-[ ]-[ ]	[ ]	07/09/23	Commercial Cargo Van	[ ]	10/07/23	CONVENED PMC REVIEW 8-9-23, FOUND NONCOMPLIANT	<a href="https://app.hoalife.com/accounts/3965/violations/830082">https://app.hoalife.com/accounts/3965/violations/830082</a>	PMC FOUND NONCOMPLIANT 8-9-23, NONCOMPL MESSAGE ADDED TO HOALIFE. SENT PMC FINDING MESSAGE 8-11-23
VLT-[ ]-[ ]	[ ]	07/23/23	Commercial Cargo Van	[ ]	10/21/23	HOMEOWNER CLAIMS VEHICLE IS RV.	<a href="https://app.hoalife.com/accounts/3965/violations/844396">https://app.hoalife.com/accounts/3965/violations/844396</a>	SUBMITTED EMAIL VIA PORTAL, SUGGESTS IS NOT COMM VEH, PMC RESPONDED WITH DETERMINATION RV NOT COMM VEH. INFORMAL 8-14-23 DRIVE-BY INDICATES RV MAY BE GONE
VLT-[ ]-[ ]	[ ]	07/23/23	Commercial Vehicle - Trailer	[ ]	10/21/23	HOMEOWNER CLAIMS FOR PERSONAL NOT COMMERCIAL	<a href="https://app.hoalife.com/accounts/3965/properties/315560">https://app.hoalife.com/accounts/3965/properties/315560</a>	RESPONDED TO EMAIL EXPLAINING COMMERCIAL VEHICLES, CURE DATE 10/21
VLT-[ ]-[ ]	[ ]	07/23/23	Commercial Cargo Van	[ ]	10/21/23	SUBMITTED EXEMPTION VIA PORTAL. PMC FINDING NONCOMPLIANT SENT VIA PORTAL 8/18/23	<a href="https://app.hoalife.com/accounts/3965/properties/315617">https://app.hoalife.com/accounts/3965/properties/315617</a>	SENT FINDING OF NONCOMPLIANCE 8-18-23.
Next Insp	[ ]		Trailer	Reported by neighbor				
Next Insp	[ ]		Commercial Vehicle - Trailer	Reported by neighbor				
Next Insp	[ ]		RV - Motorhome	Reported by neighbor				

**Common Property Committee:** Nathan Popovich

**Entrance at Fairwood Blvd & 140th Ave SE**

The guys from the Saturday morning pickleball group have volunteered to remove the 6 existing trees in the median. They will plant the new trees and Otto Luyken.

- The permit process has been delayed due to an error with King County. Communication with the county has greatly improved since the beginning of August and the permit should be issued in September.
- Once the permit is in hand, we will purchase 7 King County approved trees and several Otto Luyken. The entrance needs bark.
- The irrigation timer needs to be replaced.
- Volunteers are needed to install weather protection around electrical to prolong life expectancy.
- Please send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org) if you would be willing to help.

**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. Please clean up after yourselves, children, guests, and pets. Homeowners are still removing litter daily.
  - A large amount of trash is being left behind around the picnic tables and basketball courts on Wednesdays when there is "Early Release" with the Kent School District. Should this continue, the basketball courts will be closed Wednesday afternoons moving forward.
- Play Equipment Replacement
  - Over the last few years, a committee of homeowner volunteers have been working with multiple vendors to identify replacement play equipment for the park. The committee has narrowed it down to two vendors.
  - The presentation for Allen Park is on the website under the documents tab.
  - During the 1st two summer concerts, a table was set up with images of the two choices to collect homeowner feedback and create awareness of the up-and-coming improvements.
  - Information was included with the annual newsletter.
  - This project will be funded with a special assessment of \$200 per homeowner for this park.
  - Voting will take place by mail ballot or at the Annual meeting which will take place at the Fairwood Golf & Country Club on September 26th at 7:15pm.
- Pickleball Court:
  - In order to be courteous to our fellow homeowners living adjacent to the courts, please do not start play prior to 8:00 am.
  - Volunteers installed netting along one side of the pickleball courts to prevent players from losing balls on homeowner's private property.
    - o Do **NOT** trespass on homeowner property to retrieve pickleballs.
  - Thank you to the volunteers who pressure washed, cleaned, and touched up the paint on the pickleball courts.
  - Clothes on the fence – patrons have been leaving clothing and hats, which then get hung on the fence at the courts or tables for days at a time in the hopes that their owners will return. Just like trash, these items should not be left behind for other homeowners to look at. Take your belongings home, or they will be removed and discarded moving forward.
  - A paddle stacking system has been set up on the back side of the shed for times when the court is busy. If you are unfamiliar, please ask other players how the system works. If you want to play, speak up.
    - Basketball Court: please do not wind the adjustable basketball hoop up while someone is hanging from the rim.
    - Irrigation System - A volunteer removed the mole dirt from all of the controller boxes in the park
    - A volunteer pressure washed the moss off of the North entrance to the park
    - Porta Potty: Reminder, please do not put trash in the porta potty.
    - We are in the process of updating signage and rules for the park.
    - Two volunteers sanded, painted, and sealed a picnic table.

**Toddler Park**

**Play Equipment Replacement**

- A few years ago play equipment was removed from the park due to safety issues.
- Over the last few years, a committee of homeowner volunteers have been working with multiple vendors to identify replacement play equipment for the park. The committee has selected a vendor.



- The presentation for Toddler Park is on the website under the documents tab.
- Information was included with the annual newsletter.
- This project will be funded with a special assessment of \$155 per homeowner for this park.
- Voting will take place by mail ballot or at the Annual meeting which will take place at the Fairwood Golf & Country Club on September 26th at 7:15pm.

### **Cul-de-sacs**

#### **Cul-de-sac Rejuvenation Project**

- Many of our cul-de-sacs are in need of attention.
- A committee has been established to communicate, coordinate, recruit volunteers, and complete improvements.
- In early August, all of the 26 cul-de-sacs were visited, photographed, and notes were taken on their current status.
- Cul-de-sacs have been ranked in terms of needed maintenance (e.g., bark, pruning, weeding, new plants, trees, etc)
- Communications have gone out to homeowners living around the first two cul-de-sacs to discuss improvements. At this time we will look to identify a “Cul-de-sac Captain” to spearhead communications with neighbors and coordinate volunteers to do planting, spread bark, prune, weed, and revitalize these areas.
- Homeowner volunteers will be critical to accomplishing more while maintaining less financial impact
- Volunteers allow the association to improved 3-4 cul-de-sacs for the cost of doing one with a landscaping service and the association has 26.

### **Flags**

At the end of September we will be needing 9 volunteers and 3 pickup trucks to take down American flags throughout the neighborhood before it starts to rain.

- It took 8 volunteers 2 hours to put the flags up earlier this year.
- Date and time will be communicated in early September by email and Facebook.

### **Open Actions**

Permit for the street tree removal at the entrance, bark for the entrance, irrigation control box at the entrance, Cul-de-sac improvements, pickleball netting, dirt removal from irrigation boxes.

### **Budget**

Utilizing volunteers for flood mitigation, holiday lights, cul-de-sac rejuvenation, putting up and taking down flags, planting, weeding flower beds, spreading bark, and irrigation system maintenance has been saving the association a substantial amount of money.

Thank you to all of you who have volunteered. Getting things done takes either time or money, and we greatly appreciate those who have volunteered their time to save all of the other homeowners money.

### **Special Projects Committee:** Bonnie Lyon

We’ve had a great concert season, with high participation from our community. If you know of a band you’d like to play next year, send us contact information. Our special projects committee reviews bands and costs throughout the year in preparation for next year.

September 10 | Last Splash – we urgently need VOLUNTEERS!!!! Please help with bouncy house monitoring during the three-hour community event.

### **External Affairs:** Joe Krumbach

- 1) On August 13, Bonnie Lyon, Joe Krumbach, and the presidents of Fairwood Crest (Kathy Fraser), Fairwood West (Chris Hurless), and Maple Ridge Estates (Toni Pratt) met at the Country Club to sign a joint letter addressed to King County Executive Dow Constantine, King County Councilman Reagan Dunn, and King County Sheriff Patti Cole-Tindall to express the concerns of the four major HOAs between Petrovitsky and the Maple Valley Highway in regards to speeding on 140th. That letter was mailed last week, and we await a response. The combined households of these four associations exceeds 2,800 homeowners impacted by the ongoing lack of enforcement on 140th. We have invited the other presidents to Last Splash and see this as an opportunity for the four associations to work together on matters that impact each of our communities. We have already aided Fairwood West with a request for information about hiring off duty Officers. Thanks to Steve Jackson for his assistance.
- 2) We have heard back from King County Roads, and they have refused our request for fog lines on Fairwood Blvd. They also refused a no texting sign at the entrance where the current speed sign is. We have pushed back and asked for multiple solar

powered speed monitor signs to be installed in Fairwood, specifically on Fairwood Blvd. The current sign which is battery powered seems to run out of power on a far too often basis and is not maintained by the County.

- 3) We have sent out two requests to our Homeowners to sign up for electronic communication to aid in lowering costs for all Homeowners. We have also asked our Homeowners to sign up for the official Fairwood Greens News Facebook account. We have so far had an additional 61 Homeowners sign up for the Facebook account. We encourage this as it provides unfiltered and accurate news from the HOA to our Homeowners.
- 4) A survey was forwarded by the HOA to our Homeowners provided by King County. This survey specifically addresses residents of unincorporated King County to aid in establishing specific needs that the County can address in the upcoming budget cycle. The survey should be submitted by Friday, August 25th.
- 5) Please don't forget that we will be joined by State Senator Bob Hasegawa at our September meeting, and he will be available for questions from our Homeowners.

**NOMINATION COMMITTEE SUMMARY:** Brian Schanz

We have four candidates for the open Board of Trustee positions.

- Steve Jackson
- Patti Nelson
- Mark Powell
- Barbara Young

The bios for the candidates have been sent to Keri for the mailings.

**Active Work**

**MOTION:** To approve the 2023-24 preliminary budget with the addition of 4 months of an additional King County Off-Duty Police Officer. **Second:** Yes. **Discussion:** Yes. **Vote:** 5-Yes, 3-No. **MOTION CARRIED.**

**MOTION:** To approve and adopt Rule & Regulation 3.180.0 Day Care Centers **Second:** Yes. **Discussion:** Yes. **MOTION DOES NOT PASS:** Tabled for reformatting of the Rule & Regulation.

**MOTION:** To mail the annual meeting notice to all homeowners via USPS. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**Greeter's Report:** No new homeowners made arrangements for greeting. We remind all to complete the form, General Authorization for Electronic Communication. This saves mailing costs for our association.

The meeting adjourned at 8:45 PM. The next meeting is the Annual Homeowners' Meeting and will be held on **Tuesday, September 26th 2023**, and will begin at **7:15 p.m.** **Homeowners are requested to complete and return ballots/proxies in advance, or bring to the homeowners' meeting.** State Senator Bob Hasegawa will be our guest speaker.