

**Fairwood Greens Homeowners' Association
57th Annual Board of Trustees Meeting
September 26, 2023**

President Bonnie Lyon called the 57th Annual Meeting of the Board of Trustees to order. Trustees in attendance were Jim Canterbury, Steven Jackson, Joe Krumbach, Lisa Lord, Bonnie Lyon, Nathan Popovich, Mark Powell, Brian Schanz & Barbara Young. There were 49 homeowners in attendance.

Government Agency Guests:

King County Sheriff's Department Deputy Officer
Renton Regional Fire Authority
Bob Hasegawa, State Senator, 11th Legislative District – Seattle
Steve Bergquist, Representative, 11th Legislative District
David Hackney, Representative, 11th Legislative District

Approval of September 27, 2022, Minutes: Jim Canterbury

MOTION: To approve the Minutes of the September 27, 2022, Annual Meeting. **Second:** Yes.
Discussion: None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

Greeter's Report: Bonnie Lyon

40 new homeowners were greeted for the year.

Validation of a Quorum: Bonnie Lyon

The number of proxies and attending homeowners is greater than the 150 votes needed for a quorum, which allows for a valid election.

Homeowners Vote on 2024 Budget: Mark Powell

The budget was mailed to all homeowners with the Annual Meeting Notice.

**Fairwood Greens Homeowners' Association
Budget
September 1, 2023 – August 31, 2024**

Income	
Assessment Income	\$595,350
Special Assessment	\$532,504
Penalties, Fees & Other	\$ 57,600
Interest Income	\$ 240
Total Income	\$1,185,694
Operating Expenses	
Administrative	
Security	\$386,040
Security-Other	\$ 34,400
Common Properties	\$ 36,828
Common Properties - Other	\$ 15,600
Office Manager	\$60,000
Special Events/Community	\$ 20,004
Utilities	\$ 16,040
Special Assessment	\$532,504
Bad Debt Expense	\$ 24,000
Total Administration Expense	\$1,125,416
Office Expense	
Mailings	\$ 5,400
Postage	\$3,000
Supplies	\$ 2,400
Dues and Subscriptions	\$ 8,252
Computer Hardware/Software	\$ 240
Taxes-Property IRS	\$ 1,700
Total Office Expense	\$ 20,992
Professional Expense	
Insurance	\$ 18,840
Accounting/Audit	\$ 5,000
Legal Fees – Counsel/Advice	\$ 14,400
Total Professional Expense	\$ 38,240
Total Operating Expense	\$1,184,648
Net Income (Loss)	\$ 1,046

Per RCW 64.38.025 "Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in the governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present." 70 Homeowners voted to reject the budget. The need for rejection is 751 homeowners. The budget is ratified.

Nomination Committee Report: Brian Schanz

Steve Jackson, Patti Nelson, Mark Powell and Barbara Young agreed to run for three open Board positions. There were no additional nominations from the floor.

Board Commitment of Proxies: Brian Schanz

MOTION: The Board vote the proxies and apply the results to the election. **Second:** Yes.

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

Accomplishment/Goals of the HOA for the Year

LEGAL

Trustee fiduciary training was held November 9, 2022.

We discussed and issued several liens, payment and collection plans, and settled Allen Park adverse possession dispute. All R&R revisions are passed through our attorney to ensure that they conform to RCW. We also sought and received guidance on the creation of Park Rules to avoid any liability of park usage.

ARCHITECTURAL CONTROL

It was another busy year for homeowners, a very good sign that homeowners are continuing to renovate and maintain their homes. We continue to ask that homeowners submit ACC forms 3-4 weeks prior to the start of all exterior projects. Security provides an essential monitoring and reporting service of unapproved projects.

- 224 Approved projects
- 3 Unapproved projects
- 8 ACC violations
- 35 Enquiries
- 1 New Adult Family Home licensed and operational, May 2023

COMMON PROPERTIES

Entrance on 140th Ave SE & Fairwood Blvd

- This year we made the decision to utilize homeowner volunteers rather than Green Effects to put up and take down holiday lights and decorations. These volunteers saved the association more than \$3,000.
- Volunteers replaced 4 timer boxes that were rusting out. Volunteers are needed to build a protective roof to keep debris and the elements from accelerating future deterioration.
- Following an automobile accident in February, we have been waiting for King County to issue a permit to remove the trees in the median and replace them with healthy, younger trees. The permit has been delayed due to issues within King County. Once the permit is received, we will schedule a volunteer event to remove the trees and then another to plant. October rains should allow them to root successfully without requiring irrigation.

- The irrigation controller needs to be replaced. Bark/mulch is needed after the trees are planted. The quote for bark through our landscaping service was ~\$3,500. By utilizing homeowner volunteers to deliver and spread bark we could save the association \$3,000 to be used for other improvements.

Flood Mitigation on Madsen Creek

- Earlier this year, several groups of homeowner volunteers gathered on several occasions to remove and disperse two beaver dams which were backing up the creek and flooding homeowner properties. These homeowner volunteers saved the organization a minimum of \$10,000 had the work been contracted out.

Cul-de-sacs

- In August, a committee of homeowner volunteers was formed to address improvements to our 26 cul-de-sacs. Volunteers visited, photographed, and took notes on the status of each. They were then ranked based on the necessity of improvements and the most appropriate time of year for these improvements. The first two were identified and emails were sent to homeowners living adjacent. In early October, we will be purchasing and planting in these cul-de-sacs so October rains can help establish roots.
- Utilizing homeowner volunteers to plant trees and shrubs, spread bark, prune, and weed these areas will allow more to be done at a smaller cost to the homeowners.

Allen Park

- Homeowner volunteers accomplished several projects.
- Removed trash left by patrons several times per week.
- Installed the third basketball backboard and hoop.
- Installed a new rain sensor and irrigation controller. They also removed mole dirt from the valve boxes.
- Pressure washed the walkways, pickleball courts, and concert pad.
- Sanded, repainted, and water sealed one of the picnic tables
- Replaced a dozen rotten and broken boards on several benches.
- Removed moss and debris from the shed.
- Spread donated bark in the flower beds along the basketball court.
- Added two new flower beds with flowers planted.
- Installed netting along the pickleball courts to keep pickleballs on the court and out of homeowner yards.
- Made repairs and adjustments to deteriorating parts of the 20+ year old play structures. One of the broken yellow diggers was removed.

Allen Park Subcommittee

- A group of homeowner volunteers spent the last few years identifying replacement play equipment for the park. It has been narrowed down to two vendors.
- A presentation was made at the May board meeting. It was then placed on the website under the documents tab.
- Students at Fairwood Elementary were surveyed as to their preference between the two vendors.
- Tables were set up with pictures of the two play equipment options at the first two concerts and the Last Splash to communicate with homeowners, collect feedback, and raise awareness of the special assessment.

Toddler Park

- A group of homeowner volunteers spent the last few years identifying play equipment to replace equipment that was removed a few years ago due to safety issues. This space has been vacant and unused since.
- A survey was sent out in December to collect homeowner feedback.
- A presentation was made at the May board meeting. It was then placed on the website under the documents tab.

Flags

- Homeowner volunteers put up flags throughout the neighborhood in May and took them down before the rains that come in October.

Green Spaces

- A homeowner volunteer weeded and spread bark.
- Please consider volunteering this year to install our holiday lights, support the cul-de-sac rejuvenation, placing and removing flags, tree removal and planting at the entrance on 140th Ave SE, and the upcoming improvements/maintenance at our parks and green spaces. Please watch your email and the association’s Facebook page for upcoming homeowner volunteer opportunities.

PROPERTY MAINTENANCE

We continue to use a software service named HOALife to accomplish and manage monitoring of properties. This software service is managed and overseen by the Property Maintenance Committee. HOALife allows for inspections and processing in a more efficient and timely manner. It also allows for homeowners to log in to their personal homeowner portal and review the non-compliance issue and photos, and communicate with the committee. The official launch of the new process began in July 2022 and so far has exceeded our expectation.

Number of Properties with Violations	251
Total Violations	468
1st Violation	407
2nd Violation	53
3rd Violation	7
4th Violation	1
Violation Categories	
3.040.0 - Rule and Regulation - Waste Container Storage	10
3.100.0 - Rule and Regulation- Nuisance Vehicles	7
3.030.0 - Rule and Regulation -Aesthetics - Home Exterior Maintenance	11
3.030.0 - Rule and Regulation -Aesthetics - Yard Maintenance	353
3.030.0 - Rule and Regulation -Aesthetics - Holiday Lights/Decorations	18

3.030.0 - Rule and Regulation -Aesthetics - Trees and Shrubs	3
3.110.0 - Rule and Regulation - Rentals of Single Family Homes/Tenants	2
3.090.0 - Rule and Regulation - Recreational Vehicles	11
3.080.0 - Rule and Regulation - Commercial Vehicles	35
3.030.0 - Rule and Regulation - Aesthetics -Home Exterior Maintenance	3
3.060.0 - Rule and Regulation - Annoyance/Offending Conduct	3
3.070.0 - Rule and Regulation - ACC (Architectural Control) Non-Compliance	9
Chronic/Repetitive Non-Compliance - Commercial Vehicles	2
Chronic/Repetitive Non-Compliance - Aesthetics	1
Closed Violations	228

In Process:

- 3 Commercial Vehicle(s) parked at property
- 1 Material(s)/debris stored around home
- 1 Offending Conduct
- 1 Seasonal Lights displayed after 30 days of Holiday
- 1 Three (3) commercial vehicle non-compliance notices within any twelve (12) month period
- 1 Three (3) yard maintenance violations occurring within any twelve (12) month period
- 1 Vehicle is in state of disrepair - factors which will be considered include without limitations, flat tires, on stands, significant amount of foreign material (moss, pine needles, bird dropping, etc), on vehicle or in long-term storage and the factors which will be considered include without limitations, having expired license plates and/or are covered with a material/tarp that makes them inoperable as they stand.

Resolved:

- 2 Annoyance
- 4 commercial vehicle(s) parked at property
- 1 Failure to provide tenant information and/or updating owner information to Association
- 1 Holiday display/decor displayed after 30 days of Holiday
- 4 Non-submittal of ACC form for prior approval
- 1 Offending Conduct
- 1 Partial Leasing of single family home
- 1 Recreational Vehicle stored at property longer than 48 hours
- 1 Seasonal Lights displayed after 30 days of Holiday
- 1 Three (3) commercial vehicle non-compliance notices within any twelve (12) month period
- 1 Trash and/or recycle bin(s) stored in public view

SPECIAL PROJECTS

Following the annual garage sale in July, there were four concerts in August and the Last Splash in September. Events were well attended and people enjoyed the entertainment. We are interested in hearing from our neighbors what events or bands they might enjoy.

We were once again successful in obtaining the Alan Painter grant in the amount of \$3,000 from King County to support the Last Splash event.

SECURITY

Proactively supported and maintained our safe, diverse, and multi-generational neighborhood by:

- Engaging an effective and professional security service that pays a livable wage and employs trustworthy officers that reflect the diversity of our community.
- Effectively utilizing the services of King County, especially those of the King County Sheriff's Office.
- Continuously improving FGHA documentation and internal processes to support fair enforcement of FGHA regulations to safeguard our property values.
- Remaining responsive to homeowner and resident feedback.

We continually ask that homeowners/residents not park on sidewalks for several reasons.

- Asking pedestrians to enter streets causing risk of life
- Correctly parked cars narrow the roadway causing drivers to slow down

We hear often from neighbors that these are matters of high importance to them.

EXTERNAL AFFAIRS

- Reached out and worked with the other three major HOA along 140th to develop a plan and create a letter directed to King County Executive Dow Constantine, Councilman Reagan Dunn and King County Sheriff Cole-Tindall to address the issue of increased levels of speeding along 140th. As a result of that outreach and subsequent collaboration, the Sheriff has directed the Department to place radar enforcement officers and a speeding trailer to monitor the issue and work on developing a plan for the betterment of the overall Fairwood Community and improve safety.
- We are working with the County Roads Department on ways to decrease the level of speeding on Fairwood Blvd. The County is currently in the process of a study. We have requested a total of six solar powered speed signs to be placed on Fairwood Blvd.
- We have worked to have speakers of note visit our meetings to discuss their efforts in aiding our communities. We have had representatives from both the Renton City Council and Reagan Dunn's Office visit us this year and at our Annual Meeting we welcomed State Senator Bob Hasegawa.

COMMUNICATION

Homeowners are invited to complete the General Authorization for Electronic Communications. Nearly 400 homeowners have returned their completed forms. While voluntary and revocable, we estimate that there could be substantial savings to the association for mailing of dues assessments, notices, ballots, proxies, and other forms of communication. We encourage homeowners to engage on the official FGHA facebook page.

Election Results: Brian Schanz

The election was conducted, closed, and the votes tabulated. Steve Jackson, Mark Powell and Barbara Young were elected to the Board.

MOTION: To adjourn the meeting and move into Executive Session to elect new Officers and discuss personnel matters. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 8:45 PM. The next meeting is scheduled on Tuesday, October 24, 2023, at 7:00 PM at the Fairwood Golf and Country Club. Prior to the meeting, a Meet & Greet for members will be held at 6:30 PM. Join the Board for cookies, coffee, and tea. Homeowners are welcome to attend Board Meetings.

EXECUTIVE SESSION- OFFICER SELECTION

After the Annual Meeting was adjourned the Board convened into Executive Session. The Board voted on the following as Officers of the Association for the 2023-2024 election year. The Officer positions are as follows:

President – Lisa Lord
Vice President – Bonnie Lyon
Secretary – Jim Canterbury
Treasurer – Mark Powell



SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

September 2023

National Preparedness Month Kids are Back to School!

September is National Preparedness Month! This month serves as a reminder to take action to prepare for the types of emergencies that could affect our #Renton community. Disasters can happen anywhere, and by being prepared with a plan can make a substantial difference.

- Sign up for local alerts and warnings, download apps, and/or check access for wireless emergency alerts.
- Create and test emergency communications plans.
- Assemble or update emergency supplies.
- Collect and safeguard critical documents.
- Document property and obtain appropriate insurance for relevant hazards.
- Make property improvements to reduce potential injury and property damage.

National Preparedness Month



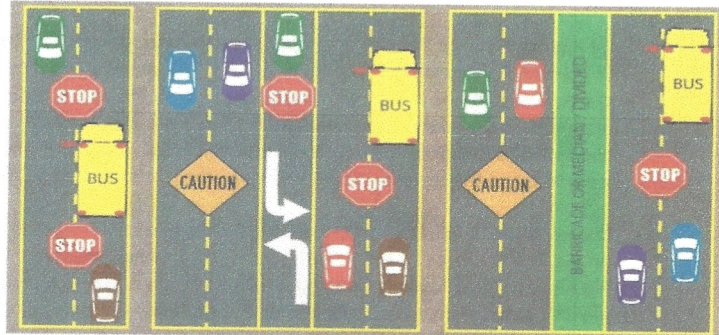
School brings traffic congestion, whether it's the buses picking up and dropping off students, parents in line to pick up students, and kids walking and riding bikes. School also means students on bikes and on the sidewalks.

Share the road with the kids! This means drivers need to slow down, pay attention and watch out for children and extra vehicles. Remember younger students don't always look both directions before crossing the road, and don't always check for traffic. Please assume the kids don't see you and be prepared to stop quickly if needed.

When To Stop When the School Bus Lights are Flashing or the Stop Bar is Out:

It can be confusing on what the traffic rules are in Washington state. If the school bus lights are flashing or its stop bar is out:

- If you are on a road with three or more lanes, you will need to stop if you are traveling in the SAME direction as the school bus. You are not allowed to resume driving until the red lights stop flashing and the stop-arm is retracted. If you are traveling in the OPPOSITE direction, you can keep going.
- If the road has a turn lane in the middle, cars traveling in the SAME direction must stop. Again, if you are traveling in the OPPOSITE direction, you can keep going.
- If there is an island or road median between the opposing directions, you will need to stop if you are traveling in the SAME direction as the school bus. You are not allowed to resume driving until the red lights stop flashing and the stop-arm is retracted. If you are traveling in the OPPOSITE direction, you can keep going.



TWO-LANE ROAD
All vehicles traveling in either direction must stop.

THREE OR MORE LANES, OR TURN LANE IN MIDDLE
All vehicles traveling in the same direction must stop. Vehicles traveling in the opposite direction can proceed with caution.

ROADWAY THAT IS DIVIDED / MEDIAN / ISLAND
All vehicles traveling in the same direction must stop. Vehicles traveling in the opposite direction can proceed with caution.



Significant Incidents

Significant Incident Monthly Summary: August 2023

- 1,771 total incidents (RFA Responses)
- 9 Significant Incidents
- 3 Significant EMS Calls
- 5 Significant Fire Calls
- 1 Significant Special Ops Call

Incident Details:

- On August 5, 2023, Renton RFA responded to a vehicle fire in Station 17's area on the 12600 block of SE Petrovitsky Rd. Renton RFA responded with Renton Police. Crews were dispatched to a report of a brush fire and then were advised the fire started from a single car collision. Firefighters extinguished the fire and found one deceased occupant inside the vehicle. Crews conducted a perimeter search to verify no additional victims and no additional hot spots. The scene was turned over to Renton Police to begin their investigation.
- On August 5, 2023, Renton RFA responded to a motor vehicle accident with multiple casualties in Station 11's area on the 400 block of Ranier Ave N. Renton RFA responded with King County Fire District #20, Puget Sound Regional Fire Authority, King County Medic One and Renton Police. Units responded to a major vehicle accident. One vehicle with 5 occupants traveling at a high rate of speed collided into a tree that split the car in half with the front half of the vehicle catching on fire. Crews extinguished the car fire and conducted triage on multiple patients. One patient with severe injuries was transported to a local hospital. The remaining 4 occupants were pronounced dead on the scene. Renton Police remained on location to conduct their investigation.
- On August 5, 2023, Renton RFA responded to a rescue incident in Station 13's area on the intersection of Talbot Rd S and S 177th St. Renton RFA responded with Puget Sound Regional Fire Authority and TriMed Ambulance. Units arrived on scene to an individual who had fallen down a steep ravine and sustained minor injuries. Rope rescue crews extracted the patient and began patient care. TriMed transported to a local hospital.
- On August 9, 2023, Renton RFA responded to a stabbing incident in Station 13's area on the 10000 block of SE 192nd St. Renton RFA responded with Renton Police and King County Medic One. Units arrived on scene, waited for clearance from PD, then provided patient care to one victim stabbed in the chest. KC Medic One arrived and evaluated the patient then transported to nearby hospital.
- On August 14, 2023, Renton RFA responded to residential fire in Station 15's area on the 1400 block of N 34th St. Renton RFA responded with Bellevue Fire Department and King County Medic One. Units arrived on scene at a two-story home with heavy fire/smoke behind the house, extending to the second story deck. All occupants were safely evacuated, and firefighters began their fire attack. Crews completed a primary search and found no fire extension and then completed air monitoring and ventilation of the home. No injuries were reported, and the scene was turned over to the fire investigator. The fire was ruled undetermined.
- On August 16, 2023, Renton RFA responded to an odor of gasoline on a residential street in Station 13's area on the 2400 block of SE 8th Pl. Units arrived to find neighbors and PSE investigating in the neighborhood. RRFA hazmat unit investigated and notified the City of Renton Sewer and Water department. Abnormal levels of VOCs (volatile organic compound) and LELs (lower explosive limit) were found in the opening to the manhole. Renton Public Works was alerted and assisted with the investigation. Fire crews flushed the sewer system with water on SE 8th Pl to the lift station at the end of the street.