

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

President Lisa Lord 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, Brian Schanz, and Barbara Young. Five homeowners attended the meeting.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the October Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 9-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 has been a reduced occurrence of car jackings in the area. He reminded homeowners that this is the season for porch pirates and to be sure to retrieve their packages in a timely manner. He advised that when doing holiday shopping, put bags in trunk and do not leave any items visible in the front seats of the vehicle. With the darker days, he reminded homeowners to use caution at ATM.

Renton Regional Fire Authority – Battalion Chief Mike

Chief Mike recommended that homeowners check their smoke alarms as they should be replaced every 10 years. He discussed fire safety regarding cooking within the home. There is a higher incidence of house fires due to cooking at this time of year. Be careful to not leave pots/pans on the stove unattended. If you need to go to another room in the house, turn off the burner before you leave and turn it back on when returning. He reminded homeowners to keep flammables away from heaters and to check the "tip over sensor" on any portable heaters. He discussed a recent housefire and the commercial fire on Airport Way.

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 thanked the Board for their service, including Bonnie for her 6 years as the previous president. A homeowner mentioned to please keep your storm drains clear of leaves to prevent flooding in homes that are downhill.

Executive Committee: Lisa Lord

The holiday season is upon us. Time for family and friends to gather far and near.

- Please have guests be mindful of neighbors' driveways so they are not blocked.
- If you are traveling this season, reminder to submit vacation check request to security.
- Bring inside as soon as possible any deliveries you may be expecting. You can have Amazon deliver packages to the parcel locker near Rite Aid for easy pickup.
- Enjoy the season!

A BIG ‘THANK YOU!’ to volunteers for making the entrance to Fairwood Greens full of holiday cheer! Volunteers are an integral part of our community. If you are interested in volunteer opportunities, please contact the Association. There is something for everyone!

Reminder to FGHA homeowners who have signed up for Electronic Communications Authorization or those who want to ensure they receive emails from FGHA. Please be sure to put the FGHA email addresses in the “safe email list” of your email provider, so that the emails do not go to junk or spam folders. This is also important for timely email approvals/communications of Architectural Control Committee (ACC) forms review and approval.

FAIRWOOD_HOA@FAIRWOODGREENS.ORG
CONTACT@FAIRWOODGREENS.ORG

Homeowners received in the mail updated Rules and Regulations regarding ‘Business and Commercial Use’ and ‘Child Day Care Centers’ along with Rules for use of Allen and Toddler Parks. Please let the Association know if you did not receive these. They are also available on the website www.fairwoodgreens.org

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.
- Mind traffic speed. Fairwood Greens is 25 MPH. Homeowners please remind your guests and adult children to drive within the speed limit.

Homeowners who have any questions or concerns, please contact the Association.

Finance Committee: Mark Powell

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

November Activities -

1. Obtained alternate supplier quotes for FGHA insurance needs.
2. Researched and evaluated online credit card solutions.
3. Prepared for Jan 2024 dues and special assessment payment options.
4. Scheduled 2022-2023 audit for late Dec/early Jan.

Income and Expense Report - October

	Actual	Budget
Revenues		
Assessment Income	\$ 47,250	\$ 47,250
Other Income	\$ 1,708	\$ 4,800
Total Income	\$ 48,958	\$ 52,070
Expenses		
Security	\$ 34,565	\$ 34,570
Common Properties	\$ 2,854	\$ 4,369
Special Events/Community	\$ 0	\$ 1,667
Utilities	\$ 83	\$1,340
Office	\$ 1,000	\$ 1,595
Professional Fees	\$ 17,028	\$ 7,770
Other	\$2,000	\$2,000
Total Expenses	\$ 57,534	\$ 53,311
Net Income/Loss	\$ (8,576)	\$ (1,241)

Year to Date Income and Expense Report (September 1, 2023 to October 31, 2023)

	Actual	Budget
Revenues		
Assessment Income	\$ 94,500	\$ 94,500
Other Income	\$ 8,880	\$ 9,600
Total Income	\$ 103,412	\$ 104,140
Expenses		
Security	\$ 66,993	\$ 69,140
Common Properties	\$ 5,905	\$ 8,738
Special Events/Community	\$ 47	\$ 3,334
Utilities	\$ 10,222	\$ 2,600
Office	\$ 3,942	\$ 3,342
Professional Fees	\$ 28,836	\$ 15,540
Other	\$ 4,005	\$ 4,000
Total Expenses	\$ 119,952	\$ 106,774
Net Income/Loss	\$ (16,540)	\$ (2,634)

Balance Sheet as of October 31, 2023

Total Assets	\$ 214,731
Total Liabilities	\$ 97,233
Total Equity	\$ 117,497

Finance Committee Goals

- Investigate and implement long range capital funding method.
- Establish Parks special assessment tracking and accounting method.
- Maintain transparency and health of FGHA financial matters.

Legal Committee: Jim Canterbury

1. Fiduciary training for trustees held November 16. Good meeting and all enjoyed.
2. Discussed several payment and collection plans.
3. Continuous discussion on a homeowner's RV parking in driveway.
4. Request guidance on Compliant of Homeowner Anti-Harassment between Homeowners.
5. Continuous discussions on pickleball court noise.

Legal Committee Goals

- To ensure the HOA is operating legally within the Federal, State, County laws and the HOA CC&R (Covenants, Conditions & Restrictions), and R&R (Rules & Regulations) in coordination with Legal Counsel.

Property Maintenance Committee: Brian Schanz

For the safety of our community be sure to keep sidewalks clear of leaves, low hanging branches and debris. If you are located by a storm drain, please clear the leaves and debris to allow proper drainage of our streets. The Property Maintenance Committee will continue monitoring leaves and debris along sidewalks and walkways.

Recreational vehicles including boats, jet skis, motorhomes, etc. are allowed a 48-hr period to be parked at the property for loading/unloading and prep/clean-up. Recreational vehicles at properties longer than the 48-hr period are subject to violation notice. Please do not block other homeowners' access to driveways, sidewalks, and mailboxes. 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 for review. Long term storage of recreational vehicles within Fairwood Greens is prohibited.

Commercial vehicles are prohibited within Fairwood Greens. R&R regarding commercial vehicles are located on our website. Complete R&R are available on our website. www.fairwoodgreens.org

Friendly reminders

- Please clean up after your pets. Take your pet waste home. Be kind to your neighbors and do not place animal waste in cans that are not yours.
- Trash, Recycle and Yard Waste cans are to be placed out of view within 24 hours after pick-up day.

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: PSE, 1-888-225-5773 or email: customer-care@pse.com

Water leak: Cedar River Water and Sewer - Office 425-255-6370, Email - custsvc@crwsd.com

Property Maintenance goals for the 2023-2024 year:

- Continue to implement HOALife
- Keep neighborhood looking good by following our R&R while treating each homeowner the same.

Inspection Summary Report October 28, 2023-November 27, 2023

Properties

Number of Properties with Violations	9
Total Violations	10
1st Violation	7
2nd Violation	3

Violation Categories

Rules & Regulations - Animals	1
Rules & Regulations - Recreational Vehicles	5
Rules & Regulations - Commercial Vehicles	4

Architectural Control Committee: Mark Powell

21 Oct to 19 Nov 2023

3 Approved Projects

- 1 Roofs/gutter
- 1 Garage door
- 1 Solar

0 Unapproved Projects

1 ACC violations

- 1 Unauthorized large retaining wall constructed along rear property line and encroaches upon FGHA owned common green space. Brought to our attention by King County Code Enforcement.

0 Enquiries for guidance/clarification of rules/guidelines

Misc.

- Alert - Roofing suppliers are running 3-4 months behind on FGHA approved roofing materials for roof replacement projects. An approved ACC form is required prior to start of work. Please plan accordingly.
- Exterior Electric Vehicle Charging Station installations require an approved ACC form.

- 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.
- 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.

ACC Goals

- Continue timely ACC form submittal review turn around.
- Review and evaluate solar shingle market offerings.
- Migrate ACC process to HOALife application.

Security Committee: Steven Jackson

Summary of Pacific Coast Security monthly report:

	November '23 Total	Oct 28 - Nov 4	Nov 5 - Nov 11	Nov 12 - Nov 21
Abandon Vehicles	1			1
Alarm Calls Home/Vehicle				
Barking Dog				
Break-In				
Burgerly				
Emergency Response				
Fire				
Loose Dog	4	1	2	1
Noise Complaints	1		1	
Open Garages	6	3	1	2
Police Activities				
Property Vandalism				
Robbery				
Solicitors	1			1
Stolen Property/Mail				
Stolen Vehicle				
Street Lights				
Vehicle break-in	2		1	1
Theft				
Trespassing				
Vacation Checks	41	16	9	16
Vehicle Accidents				
Vehicle Vandalism	1			1
Wild Animals				
Suspicious Person / Action	2		1	1

- 1) On October 18, 2023 at approximately 10:38 AM Resident reported to Security Officer that someone broke into his white Toyota Tacoma and Black Subaru WRX around 12:45 AM.

- 2) On October 21, 2023 at approximately 4:39 AM Resident reported to Security Officer that Halloween decorations were vandalized. Resident mentioned some decorations were missing as well. The suspects intentionally hid from resident's cameras.
- 3) On October 21, 2023 at approximately 4:43 AM Officer was on patrol route and came across a blow-up dragon (Halloween decoration) in the middle of the road. Security Officer stated that there were no any calls regarding missing items.
- 4) On October 21, 2023 at approximately 4:45 AM Security Officer was on patrol and came across a giant skeleton (Halloween decorations) in the middle of the road. Security Officer moved item onto the sidewalk to clear the road. Security Officer found the other half of the decoration a few houses down. Security Officer did not receive any calls from any residents regarding this matter.
- 5) On October 24, 2023 at approximately 1:24 PM Resident reported to Security Officer that a male individual was at door saying that he was from Puget Sound Energy and that he wanted to talk to her, but she did not open the door. Residents also stated that the individual was being obnoxious and that he did not want to leave. According to the homeowner, he's white, about 5 '8" - 5 '9" in height with medium build wearing a brown jacket with a hood and black pants. The Security Officer located the suspect and stated that he works in conjunction with Puget Sound Energy and that he was just notifying residents that his company Lumio or Lumnio will be doing some mapping of the area using drones. Suspect then proceeded to walk out of the neighborhood into Candlewood.
- 6) On October 26, 2023 at approximately 11:01 AM Resident reported to Security Officer that the HOA should have the roads fixed or push for the County to fix the roads. Resident also stated that the roads have potholes and cracks.
- 7) On October 26, 2023 at approximately 12:01 AM Resident reported to Security Officer that approximately 11:00 PM resident vehicle On September 24, 2023 at approximately 12:35 pm located at cul de sac There is a late model Toyota Highlander Gray. The Residents are concerned that the vehicle has been there for about five to six days.
- 8) On October 27, 2023 at approximately 9:59 PM Resident reported to Security Officer that someone took a family member's photograph and some plates. Resident stated that the west door at home is not very secure.
- 9) On October 28, 2023 at approximately 8:24 AM someone hit the crosswalk sign. Security Officer Gillespie found it in the middle of the road. Security Officer picked it up.
- 10) On November 4, 2023 at approximately 12:49 PM Resident reported to Security Officer that his neighbor dog runs free and is constantly using his yard as his dog's bathroom. Resident has complained to security guards in the past for the same issue. Resident is going to animal control if this isn't resolved.
- 11) On November 8, 2023 at approximately 5:27:47 AM anonymous caller eyewitness to a suspicious person walking the neighborhood fully naked heading south. White male around 6 ft short brown hair and beard was found walking fully naked. Call to local sheriff who instructed security to not follow the suspicious person and leave finding him to them.
- 12) On November 12, 2023 at approximately 4:49 pm Homeowner reported that his neighbor's dog keeps pooping on his front yard and not cleaning it up.
- 13) On November 14, 2023 at approximately 1:17 pm Security Officer Jon came across a white Freightliner dump truck with New York plates, parked on the roadside over 72 hours.
- 14) On November 20, 2023 at approximately 3:23 pm Homeowner reported to Security Officer that a black female drove around the neighborhood and parked in his driveway. Homeowner stated that she may have had some mental problems. When Security Officer arrived at the location, the lady started her car and drove away quickly. The report was closed on November 20, 2023.
- 15) On November 20, 2023 at approximately 8:44 pm Homeowner reported to Security Officer that their car, a 2013 red Hyundai Elantra, was broken into at approximately 4:00 am. The driver's rear window and ignition column.

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

- 1) One Anti-Harassment violation work-in-progress, please refer questions to FGHA Legal Chair, Jim Canterbury.
- 2) One Animal violation issued VLT-90-5429 as several reports by neighbor indicate dog defecating on his lawn, three documented reports to FGHA Security.

King County Sheriff's Office

We continue off-duty KCSO patrols. Currently evaluating need for second officer during dark winter months, children in school, and return to work. Activities include traffic emphasis generally around 15200 SE Fairwood Blvd, 14700 SE Fairwood Blvd, SE 172nd Place/155 Ave SE, and SE 160th Pl SE / SE 166th Pl going onto 162nd Ave SE / 160th Place SE corridor.

Info from daily KCSO officer log:

- 1) 19 Oct – Officer went to the abandoned silver van with CA plates. The owner is out of state and the person at address stated he was responsible for the vehicle. The responsible person didn't have keys. Officer waited until 1400 hrs. to

see if he could move the van, but he didn't. The vehicle was towed for having expired tabs >45 days. Officer went to the vehicle missing the front left wheel in front and spoke to the owner (not registered owner) and requested he have the vehicle moved to the driveway or it would be towed by 1400 hrs. due to having expired tabs over 45 days and for being a disabled vehicle on a public roadway. I returned to the address at about 1400 hrs. and the vehicle had been pulled into the driveway. Standing by while vehicle was towed. Traffic emphasis.

- 2) 24 October –Area check. Traffic emphasis. **1 notice of infraction for speeding, 44 in a 25.** Traffic emphasis 14700 block SE 172 Pl. Traffic emphasis 15200 block SE Fairwood Blvd.
- 3) 02 November –Checked on parking complaint. Found where vehicle belonged and asked them to move the vehicle and to have it parked in the correct direction. Area check. Traffic emphasis.
- 4) 07 November –Area check. Traffic emphasis. **1 warning for speeding.**
- 5) 09 November –Area check. Traffic emphasis. **1 traffic stop for speeding.**
- 6) 13 November –Area check. Traffic emphasis. **1 parking issue handled in the area.** Traffic emphasis for school traffic.
- 7) 16 November –Officer was told about **abandoned dump truck on 142nd Ave** and looked at the truck. The plate on the truck didn't return to the dump truck. Officer checked the VIN, and it was out of PA. It's not stolen, so tagged it for 24 hour impound. Officer asked a district partner to attempt to impound it sometime before Tuesday. Traffic emphasis.
- 8) 22 November –Security told officer about a possibly abandoned vehicle. Officer checked with neighbors but couldn't find the owner of the white pickup. Vehicle not stolen. Vehicle tagged for impound. Traffic emphasis. **1 warning for speed.** Area check.

Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Determination	LINK	NEXT STEP/ACTION ITEMS
VLT-61-5387, VLT-71-2882, VLT-72-4854 - Comm Veh		07/06/22	Commercial Vans	Interior/Exterior Paint Contractor	3/10/2023 --> 8/31/23 --> 9-12-23	FINAL APPEAL COMPLETED, OUT IN 60/60 DAYS	https://app.hoalife.com/accounts/3965/violations/724854	FGHA 10-11-23 LETTER DIRECTS FINES OF \$150/DAY BEGAN 9-13-23.
VLT-71-2884 - RV		01/23/23	RV/Conversion Cargo Van	Homeowner responded with letter from attorney	8/6/23	FINAL APPEAL FAILED, ON TO LEGAL FOR DISPO.	https://app.hoalife.com/accounts/3965/violations/712884	HELD FOR UPDATE FROM FROM LEGAL.
VLT-85-7105, VLT-76-5212 - Comm Veh		04/16/23	Commercial Van	Van across from horsetrailer violation	8/25/23	REINSPECTED 8/14, STILL IN VIOLATION	https://app.hoalife.com/accounts/3965/violations/765212	FINES OF \$50/DAY BEGAN 9-11-23.
VLT-76-5210, VLT-76-5210 - Comm Veh		04/16/23	Commercial Van	Next door to	9/10/23	REINSPECTED 8/14, STILL IN VIOLATION	https://app.hoalife.com/accounts/3965/violations/765210	GONE, VIOLATION CLOSED
ESC-6-2955, VLT-87-0226, VLT-76-5214, VLT-75-9654, VLT-72-5579, VLT-61-5386		04/16/23	Standup Cargo Van	Elect Van	7/15/23	RETURNS AS CHRONIC OFFENDER AS OF 9/1/23	https://app.hoalife.com/accounts/3965/violations/765214	FGHA LETTER DATED 10-30-23 DIRECTS FINES TO OF \$150/DAY BEGIN 11/13/23.
VLT-76-5215, VLT-82-1459 - Comm Veh		04/16/23	Commercial Cargo Van	Cargo van on Jetski Loop	8/18/23	COMPLETED PMC FINDING 7-12-23 NONCOMPLIANT	https://app.hoalife.com/accounts/3965/violations/765215	PROPERTY HAS BEEN IN VIOLATION SINCE 4-16-23. PMC FINDING SENT 7/18. PROPERTY (SEE IMAGES). PMC TO FOLLOWUP ON FINE LETTER.
VLT-76-5216 Comm Veh		04/16/23	Commercial Vehides	Commercial Van, Utility Trailer, Commercial Truck	11/18/23	PROVIDED OLD FORM AND NO REGISTRATION, SENT REQ FOR VEH REC 6-16-22 SENT PMC FINDING 6-25	https://app.hoalife.com/accounts/3965/violations/765216	RECEIVED LETTER 9-13 FROM HOMEOWNER TO REVIEW WITH PMC, 9-13-23. SENT FINAL EMAIL RESP TO EMAIL, NEW CURE DATE IS 11-18-23. NEEDS INSPECTION
VLT-80-0765, VLT-82-1456 - Comm Veh		05/29/23	Standup Cargo Van	Large Cargo Van	9/10/23	SENT PMC FINDING 6-25-23, REINSPECTED 6-25-23, STILL NONCOMPLIANT	https://app.hoalife.com/accounts/3965/violations/800765	INSPECTION ON 10-28 INDICATES VIOLATION REMAINS ON PROPERTY. FINE LETTER SENT 10/30/23 INDICATES FINES OF \$50/DAY BEGIN 11/13/23. NEEDS INSPECTION.
VLT-82-1461		06/25/23	Standup Cargo Van	Remodeling Standup Cargo Van	9/23/23	NO RESPONSE FROM HOMEOWNER SO ON TO ESCALATION	https://app.hoalife.com/accounts/3965/violations/821461	FINE LETTER SENT 10-18-23 INDICATES FINES OF \$50/DAY TO BEGIN 11/1/23.
VLT-83-0082		07/09/23	Commercial Cargo Van	Van with headache rack	10/07/23	CONVENED PMC REVIEW 8-9-23, FOUND NONCOMPLIANT	https://app.hoalife.com/accounts/3965/violations/830082	PMC REVIEW GAVE HOMEOWNER UNTIL 12-31-23 TO BRING PROPERTY INTO COMPLIANCE.
VLT-84-4397		07/23/23	Commercial Vehicle - Trailer	Utility trailer on side lot	10/21/23	HOMEOWNER CLAIMS FOR PERSONAL NOT COMMERCIAL	https://app.hoalife.com/accounts/3965/properties/315560	GONE? REMAIN ON INPECTION LIST FOR NOW.
VLT-84-4398		07/23/23	Commercial Cargo Van	HVAC/Plumbing	10/21/23	SUBMITTED EXEMPTION VIA PORTAL. PMC FINDING NONCOMPLIANT SENT VIA PORTAL 8/18/23	https://app.hoalife.com/accounts/3965/properties/315617	FINE LETTER SENT 10-30 INDICATES \$50/DAY FINES TO BEGIN 11/13/23. NEEDS NEXT INSPECTION
HOLD			Commercial Vehicle - Trailer	Reported by neighbor	HOLD	HOLD	HOLD	HELD INSPECTION PER 10-25 REQUEST BY BOARD LEADERSHIP.
VLT-90-2120		10/28/23	RV - Motorhome	Reported by homeowner	11/11/23	IN-WORK	https://app.hoalife.com/accounts/3965/violations/902120	GONE? TO REMAIN ON INSPECTION LIST.
VLT-90-2126		10/28/23	RV - Motorhome	Reported by homeowner	11/11/23	IN-WORK	https://app.hoalife.com/accounts/3965/violations/902126	NEW - NEEDS NEXT INSPECTION. LETTER FROM OWNER RECEIVED AND REFERRED TO LEGAL FOR FOLLOW-UP
VLT-90-2122		10/28/23	Commercial Cargo Van w Markings	Reported by homeowner	01/26/24	IN-WORK	https://app.hoalife.com/accounts/3965/violations/902122	NEW - NEEDS NEXT INSPECTION
VLT-90-2123		10/28/23	RV - Jet Ski	Reported by homeowner	11/11/23	IN-WORK	https://app.hoalife.com/accounts/3965/violations/902123	NEW - NEEDS NEXT INSPECTION
VLT-90-2121		10/28/23	Commercial Cargo Van	2ND VIOLATION OF THIS TYPE AT THIS PROPERTY	01/26/24	IN-WORK	https://app.hoalife.com/accounts/3965/violations/902121	RECEIVED REQUEST FOR EXEMPTION/VARIENCE. TO BE PROCESSED BY PMC RECOVERY EARLIEST OPPORTUNITY.
VLT-90-5428		11/14/23	RV - Boat	Reported by homeowner	11/14/23	IN-WORK	https://app.hoalife.com/accounts/3965/violations/905428	NEW 11/14/23 - FIRST LETTER WENT OUT 11/22/23. NEEDS INSPECTION.

Abandoned Vehicles on Roadway:

Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Determination	LINK	NEXT STEP/ACTION ITEMS
FWD TO KCSO		09/16/23	Abandon Vehicle	CRV NH363 7169	As soon as available			SENT TO KCSO FOR DISPO 9-16-23, VEHICLE MOVED TO DRIVEWAY PER KCSO REPORT. - GONE
FWD TO KCSO			Nuisance Veh	Red sedan on blocks on roadway	As soon as available			SENT TO KCSO FOR DISPO 10-17-23. MOVE TO DRIVEWAY PER KCSO REPORT - GONE
FWD TO KCSO			Nuisance Veh	Silver minivan, expired California plates on roadway	As soon as available			SENT TO KCSO FOR DISPO 10-17-23. TOWED TO KC IMPOUND PER KCSO REPORT. - GONE
FWD TO KCSO			Abandon Vehicle	Volkswagen Cabrio []	As soon as available			GONE
FWD TO KCSO			Abandon Vehicle	Ford Escape []	As soon as available			GONE
FWD TO KCSO			Abandon Vehicle	Blue BMW # []	As soon as available			GONE
FWD TO KCSO			Abandon Vehicle	Toyota Highlander Grey []	As soon as available			GONE
FWD TO KCSO			Abandon Vehicle	Black BMW []	As soon as available			GONE
FWD TO KCSO			Abandon Vehicle	Nissan Elantra []	As soon as available			GONE
FWD TO KCSO			Abandon Vehicle	Red pickup parked against traffic for weeks	As soon as available			SENT TO KCSO FOR DISPO 10-26-23. GONE
FWD TO KCSO			Abandon Vehicle	Dump Truck	As soon as available			FGHA SECURITY FORWARDED TO KCSO, NOT STOLEN BUT TAGGED FOR IMPOUND 11/16, GONE SOON THEREAFTER.
FWD TO KCSO			Abandon Vehicle	Ford 3/4 Ton Illinois []	As soon as available			FGHA SECURITY FORWARDED TO KCSO, NOT STOLEN BUT TAGGED FOR IMPOUND 11/22, GONE SOON 11/24/23

Pacific Coast Security – Contract Oversight:

Pacific Coast Security continues to be responsive to FGHA requests.

- Continue honing FGHA Security performance ... trust and verify.
- Working to improve quality of incident reports and monthly summary reports.
- Considering adding electric/hybrid electric vehicle requirement to 2024-2025 FGHA Security contract.

It is unlawful to park against traffic, it is unlawful to block access to mailboxes, and it is unlawful to park on the sidewalk per Washington state RCW 46.61.570.

SPEED LIMIT THROUGHOUT FAIRWOOD GREENS IS 25 MPH.



SAFETY SPOTLIGHT

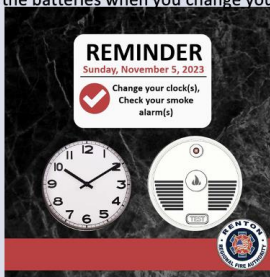
Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

November 2023

Daylight Saving's Time Ends

With the end of Daylight Savings Time on Sunday, November 5th, 2023, at 2 A.M, RRFA reminds community members to check the batteries in their smoke alarms to ensure these important fire safety devices are properly functioning. If your alarms have a 10-year battery, they should be tested by pressing the TEST button on the alarm. It's also a good time to check the date on the back of the alarm to ensure your alarm is no older than 10 years. Most newer smoke and carbon monoxide alarms are "10-year" units. A 10-year smoke alarm is powered by a sealed lithium battery that has a lifespan of 10 years. These alarms provide 10 years of continuous protection with no need to replace for the life of the alarm. If you have a unit with 9V or AA batteries, be sure to change the batteries when you change your clocks.



Safety should be a top of the recipe list for Holiday cooking. Did you know that Thanksgiving Day is the peak day of the year for home cooking fires? Cooking equipment, most often range or stove tops are the leading cause of home fires and injuries. As you plan your Thanksgiving menu, here are some fire safety tips to keep in mind.

- Be on alert! Stay in the kitchen while you are cooking.
- Keep anything that can catch fire (i.e. oven mitts, paper towels, curtains, wooden utensils, etc) away from your stove top.
- Turn the stove burners off if you need to leave the kitchen or house for any period of time.
- Never wear loose clothing or dangling sleeves while cooking.
- Turn pot handles towards the back of the stove to avoid bumping.
- In case of an oven fire, turn off the oven and keep the door close until it's cool.
- Keep an eye on what you fry. Most cooking fires start when frying food.
- If you choose to deep fry a turkey- only fry a turkey outside and away from your home-not inside your garage, or on your porch. Do not overfill the oil in the turkey fryer and follow the manufacturer's instructions on use, including thawing your turkey thoroughly and maintaining control of the oil temperature.



Home Heating Safety Tips

As temperatures drop, you may start to rely on various heating equipment to keep you warm and comfortable in your home. Remember that improperly used or un-maintained equipment can be dangerous. In fact, heating is the second leading cause of home fires and home fire injuries.

- Keep flammable materials at least three feet from heating equipment.
- Never use an oven to heat your home.
- Plug heating equipment directly into wall outlets.
- Inspect heating equipment for damaged cords and plugs.
- Have heating equipment and chimney cleaned and inspected every year by a qualified professional.
- Install smoke alarms and carbon monoxide detectors throughout your home.



Common Property Committee: Nathan Popovich

Should there be any areas of concern, the appropriate way to get in touch with Common Properties is to send an email to contact@fairwoodgreens.org Attn: Common Properties. The Association does not monitor Facebook and other social media platforms.

Entrance at Fairwood Blvd & 140th Ave SE

Tree replacement from accident in February

- Volunteers removed the 6 remaining trees from the median.
- The trees will be replaced in the Spring of 2024 due to declining temperatures and survivability.
- Due to the colder than normal temperatures we are expecting planting of new trees and otto luyken will be delayed until the spring to ensure their survival. At this time, the soil will be amended, and 7 trees will be ordered. Once delivered, volunteers will be needed to set them up.
- Volunteers completing this will save the association several thousand dollars.

Weather Protection Shelter

- Volunteers donated materials and built a weather protection shelter over the electrical panels.

Holiday Light Decorating

- On Saturday, November 25, volunteers met at the entrance to put up holiday lights. All this was completed in less than 90 minutes. Thank you.
- Holiday light removal will take place on the 6th/7th of January. Expect more communications as we near via email and HOA Facebook page. If you are willing to volunteer, please send an email to contact@fairwoodgreens.org titled "Holiday Lights Volunteer".
- Completing lighting placement and removal with volunteers saved the association more than \$3,000.

Open Action Items

- The bark/mulch is in need of replacement once the trees are planted. Targeting April 2024
- The lawn on the south side of Fairwood Blvd needs to be treated for moss and thatched. Targeting April 2024
- The irrigation timer needs to be replaced.
- Please send an email to contact@fairwoodgreens.org titled "Entrance Volunteer" if you would be willing to 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 pack it in, pack it out. Please clean up after yourselves, children, guests, and pets. Homeowners are still removing litter daily.

Subcommittee

- The subcommittee continues to meet on a monthly basis. Play equipment construction to begin in fall 2024.

Pickleball Courts

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - o Weekdays from 7:00 am-dusk
 - o Weekends from 9:00 am-dusk
- Do NOT trespass on homeowner property to retrieve pickleballs.
- 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. Take your belongings home or they will be removed and discarded moving forward.

Basketball Courts

- Please do not wind the adjustable basketball hoop up while someone is hanging from the rim. It is not for climbing on, sitting on, or anything other than playing basketball.
- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - Weekdays from 7:00 am-dusk
 - Weekends from 9:00 am-dusk
- Tree Maintenance – some of the trees along the north entrance to the park need to be topped. Other trees need some problematic branches removed.
- New Signage - We are in the process of updating signage and rules for the park to minimize liability to the association.

Toddler Park

- The subcommittee continues to meet on a monthly basis.
- Contract finalization and down payment of 25% for replacement play equipment scheduled for early December.
- New Signage - We are in the process of updating signage and rules for the park to minimize liability to the association.
- A volunteer removed a nest of wasps near the front of the park.

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 are 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. We have identified one “Cul-de-sac Captain” to spearhead communications for one of the first two. Many of the homeowners have offered to volunteer, which will allow us to do more with less.
- We are looking for other “Cul-de-sac Captains” to coordinate with neighbors and coordinate volunteers to do planting, spread bark, prune, weed, and revitalize these areas. If you are interested, please send an email to contact@fairwoodgreens.org titled “Cul-de-sac Captain.”
- Homeowner volunteers will be critical to accomplishing more while maintaining less financial impact.
- Volunteers allow the association to improve 3-4 cul-de-sacs for the cost of doing one with a landscaping service and the association has 26.
- In Spring 2024, we will replenish bark/mulch in many of the cul-de-sacs. Volunteers will deliver and spread the bark. Targeting April 2024.

Volunteer Opportunities/Open Actions

Bark/mulch for the entrance, irrigation control box needs replaced at the entrance, moss treatment/thatching/overseeding of the lawn on the south side of the entrance, cul-de-sac improvements, dirt removal from irrigation boxes.

Budget

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

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

Special Projects Committee: Barbara Young

Grant application was prepared and submitted. We are requesting \$5,000 from the King County Alan Painter grant program.

Preparing the Homeowner Newsletter that will be distributed on December 25th along with dues.

2024 COMMUNITY EVENTS CALENDAR

- Jul 12-13-14 Garage Sale
- Aug 4, 11, 18, 25 Concert Series in Allen Park
- Sep 8 Last Splash Family Fun Day/Community Picnic in Allen Park

External Affairs: Joe Krumbach

The Fairwood Library fully re-opened on November 5th . The library has been closed for several months after vandals damaged the HVAC system on the roof.

The Santa Truck is BACK! In conjunction with Fire District 40, the Santa Claus fire truck run will begin at the West entrance of FGHA (SE Fairwood Blvd and 140th AVE SE) at 5:00 PM on Friday 12/15/23. For those who wish to participate in the parade you may assemble at that location prior to 5:00 PM. A map of the route for the Homeowners will be posted on the Fairwood Greens site and on our Facebook page.

Working with King County Roads and Reagan Dunn’s Office we were able to get two new solar powered speed signs that will be installed on Fairwood Blvd in January. These signs will replace the older current battery powered ones and look similar to the ones by the school crossing. These signs are on the 145th block for Eastbound traffic and the additional replacement will be placed at 151st Ave for Westbound drivers. The goal is the new solar powered ones will not have the same fail rate as the battery powered ones.

We are expecting the results from the report that King County performed on 140th. This speed study report was a result of the joint efforts of Fairwood Greens, Fairwood Crest, Fairwood West and Maple Ridge Estates performed earlier this year. That effort and request to the Sherrif’s Office aided the County in upping the patrols along 140th. This additional report should allow for further mechanisms to control speed along 140th Blvd, which has become a problem for all Fairwood. The speed study report for is due very shortly.

Greeter’s Report: Three new homeowners to be greeted. We are auditing rentals to ensure that owners have delivered copies of R&R to their tenants and tenants have an understanding of expectations of living within the Greens community.

Active Work

MOTION: To prepare and send the deposit for the park improvement project for Toddler Park not to exceed \$35,000.

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

MOTION: To cancel the December Board Meeting and resume in January. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 8:39 PM. The next meeting will be held on Tuesday, January 23, 2024, beginning at 7:00 PM.