

**Fairwood Greens Homeowners' Association  
Monthly Board Meeting of Trustees  
February 27, 2024**

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, Nathan Popovich, Mark Powell, Brian Schanz, and Barbara Young. Bonnie Lyon was absent. Six homeowners attended the meeting.

**Official Business**

**Approval of the Minutes:** Jim Canterbury

**MOTION:** To approve the January 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 an increase in "pocket pickers" at grocery stores in the area, the subjects will follow victims through the store and take their debit card, take a photo of it and then put it back, they will then watch the victim enter their pin number upon checkout. They will use the photo to make a counterfeit credit card to use. Officer Shirley recommends keeping purses and wallets close by and not left in shopping carts unattended. Officer Shirley also discussed a recent event at the Fairwood Golf and Country club where 5 cars were broken into.

**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 speeding within the community, the need for more stop signs, vehicles parking on sidewalks or in the wrong direction, street sweepers coming through the community, commercial vehicle violations and thanked the board for their service along with expressing gratitude for the low HOA dues. The Board members addressed their concerns and directed homeowners to contact King County regarding stop sign needs, and to report improperly parked vehicles to the Association's security monitoring company.

**Executive Committee:** Lisa Lord

THANK YOU! to the volunteers who continue with their service to our Fairwood Greens Community. Volunteers are an integral part of our community. If you are interested in volunteer opportunities, please contact the association. There is something for everyone!

In 2002, the association's board adopted a policy for document request and notified homeowners of the process and fees involved. In the two decades since, the association has its records at its website, easily located by homeowners ([www.fairwoodgreens.org](http://www.fairwoodgreens.org)). The board encourages homeowners to become familiar with records that are available free of charge.

It is within a homeowner’s rights to request that the association furnish records. This request must be made in writing, with a signature, and must reasonably describe the records the homeowner is seeking as well as the purpose of the request. The request must be accompanied with \$25, a flat fee that must be paid along with the request.

Since the association does not have an office, any records review will occur at the office of association’s attorney, with charges for staff of the attorney’s office paid by the requesting homeowner. If any copies are requested, the homeowner is responsible for the costs of printing. The full policy may be found at the association’s website: Policy Document Request and Associated Fees.

Homeowners are encouraged to view Fairwood Greens Homeowners Association complete CC&R and R&R on the website at Fairwoodgreens.org

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 important for timely email approvals/communications of Architectural Control Committee (ACC) forms review and approval.

FAIRWOOD\_HOA@FAIRWOODGREENS.ORG  
 CONTACT@FAIRWOODGREENS.ORG  
 COMMS.HOALIFE.COM

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 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.

<b>Income and Expense Report - January</b>	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Bi-Annual Dues Income	\$ 50,813	\$ 50,813
Special Assessment Income	\$ 66,500	\$ 66,500
Other Income	\$ 6,126	\$ 4,820
<b>Total Income</b>	<b>\$ 123,439</b>	<b>\$ 122,133</b>
<b>Expenses</b>		
Special Assessment (Park Improvements)	\$30,603	\$66,500
Security	\$ 34,855	\$ 34,570
Common Properties	\$ 3,956	\$ 4,369
Special Events/Community	\$ (3,000)	\$ 1,667
Utilities	\$ 107	\$1,340
Office	\$ 1,812	\$ 1,595
Professional Fees	\$ 15,141	\$ 7,770
Other	\$2,002	\$2,000
<b>Total Expenses</b>	<b>\$ 85,476</b>	<b>\$ 119,811</b>
<b>Net Income/Loss</b>	<b>\$ 37,963</b>	<b>\$ 2,322</b>

**Year to Date Income and Expense Report**

<b>September 1, 2023 to January 31, 2024</b>	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Bi-Annual Dues Income	\$ 239,813	\$ 239,813
Special Assessment Income	\$ 66,500	\$ 66,500
Other Income	\$ 31,669	\$ 24,100
<b>Total Income</b>	<b>\$ 337,981</b>	<b>\$ 330,413</b>
<b>Expenses</b>		
Special Assessment (Parks Improvement)	\$ 61,206	\$ 66,500
Security	\$ 171,333	\$ 172,850
Common Properties	\$ 17,100	\$ 21,845
Special Events/Community	\$ (1,645)	\$ 8,335
Utilities	\$ 10,533	\$ 6,700
Office	\$ 11,249	\$ 8,127
Professional Fees	\$ 69,015	\$ 38,850
Other	\$ 10,002	\$ 10,000
<b>Total Expenses</b>	<b>\$ 348,793</b>	<b>\$ 333,207</b>
<b>Net Income/Loss</b>	<b>\$ (10,812)</b>	<b>\$ (2,795)</b>

**Balance Sheet as of January 31, 2024**

<b>Total Assets</b>	\$ 570,562
<b>Total Liabilities</b>	\$ 451,344
<b>Total Equity</b>	\$ 119,218

Activities -

1. Obtaining alternate supplier quotes for FGHA insurance needs.
2. Prepared for Jan 2024 dues and special assessment communications and payment options.
3. Scheduled 2022-2023 audit for late Dec/early Jan.

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. Discuss several payment / collection plans for non-payment of dues / fines.
2. Discussions on pickleball court noise.
3. Requesting guidance on amendments to R&R 3.110.1 - Rental of Single-Family Homes/Tenants/Rental Fees

Legal Committee Goals

Ensure the HOA is operating legally within the Federal, State, County laws and the HOA CCR (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. It is that time of year again to take early action on removing moss from driveways, sidewalks, roofs, and landscape as moss is best killed while its actively growing.

The Property Maintenance Committee will begin to address moss on property along with overgrowth, downed branches, and basic yard maintenance in March.

- The Property Maintenance Committee follows a set process for routine inspections and resolution of non-compliance issues.
- Reports of non-compliance provided to the Property Maintenance Committee by members of the community are investigated and appropriate action is taken.
- Action taken regarding non-compliance may or may not be provided back to the initial reporter. The Property Maintenance Committee protects the privacy of all homeowners and does not share information without the homeowner’s permission.
- Homeowners that do not respond to or take active steps towards resolution to the requests(s) of the Property Maintenance Committee may have further action taken.

Complete R&R are available on our website. [www.fairwoodgreens.org](http://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.
- Sidewalk in need of repair please contact the King County Road Department-24/7 helpline: 206-477-8100 or 800-527-6237 <https://kingcounty.gov/en/dept/local-services/transit-transportation-roads/roads-and-bridges/road-services/maintenance>
- Streetlight out please contact PSE, 1-888-225-5773 or email: [customercare@pse.com](mailto:customercare@pse.com)
- Suspect water leak please contact Cedar River Water and Sewer - Office 425-255-6370, Email - [custsvc@crwsd.com](mailto:custsvc@crwsd.com)

Inspection Summary Report February 4, 2024 – February 18, 2024

**Properties**

Number of Properties with Violations	7
Total Violations	9
1st Violation	8
2nd Violation	1

**Violation Categories**

Rules & Regulations - Waste Container Storage	1
Rules & Regulations - Aesthetics - Yard Maintenance	1
Rules & Regulations - Recreational Vehicles	1
Rules & Regulations - Commercial Vehicles	5
Rules & Regulations - Recreational Vehicles	1
Chronic/Repetitive Non-Compliance - Commercial Vehicles	1
Closed Violations	2

**Architectural Control Committee:** Mark Powell

6 Approved Projects

- 3 Roofs/gutter
- 1 Solar
- 1 Window replacement
- 1 Emergency generator

0 Unapproved Projects

0 ACC violations

2 Enquiries for guidance/clarification of rules/guidelines

- 2 Adult Family Home conversion nearby, same AFH
- Misc.
- ACC form submittal through HOALife now functional and available.
- 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**

1. Continue timely ACC form submittal review turn around.
2. Review and evaluate solar shingle market offerings.
3. Migration of additional ACC submittal process to HOALife application completed.

#### **Security Committee:** Steven Jackson

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

- On January 17, 2023 at approximately 8:55 pm located around Fairwood Green's western quadrant Security Officer Edd Smith was doing his patrol, noticed a black SUV following him.
- On January 23, 2024 at approximately 12:47 pm. There is a black and white Ford 4 door sedan parked on the roadside over 72 hours.
- On January 23, 2024 at approximately 12:52 pm There is a gray with red stripes Dodge Dakota] parked on the roadside over 72 hours.
- On January 26, 2024 at approximately 1:20 pm Homeowner has complained for several months regarding his/her neighbor's dog pooping in his/her yard and does not pick up his/her dog's poop.
- On January 26, 2023 at approximately 4:55 pm Resident reported that someone had stolen a check/mail out of his/her mailbox. Security Officers are informed.
- On January 24, 2024 at approximately 9:58 am There is a large car trailer parked to close to intersection. The trailer belongs to King County Dept of Transportation Road services division.
- On February 1, 2024 at approximately 8:01 am Resident contacted Security Officer Jon Meno and stated that her walking shoes were stolen off of her front porch.
- On February 9, 2024 at approximately 9:57 am There is a green Ford Focus parked for over 72 hours , the vehicle may be abandoned at said location.
- On February 12, 2024 at approximately 7:28 pm Resident called Security Officer Shabir Amiri stating that they saw someone on the front porch with a red laser light. Security Officer Shabir Amiri arrived at the location and walked around the resident's home with no issues. Renton Police Department also checked around the residence and found no issues.
- On February 13, 2024 at approximately 1:39 pm Resident called Security Officer John Meno stating that there is a red SUV type of vehicle that has been parked across the street from his home for about 90 minutes and hasn't moved.

Resident stated that it looks to be female in the vehicle on the phone. Security Officer John Meno arrived at the suspicious vehicle and the elderly woman in the vehicle stated she is a resident of Fairwood Greens and she pulled over to talk on the phone.

- On February 19, 2024 at approximately 10:48 am Resident called Security Officer John Meno stating that someone had broken his side gate leading to the back yard. Nothing was stolen and only the gate was damaged.
- On February 19, 2024 at approximately 11:34 am Security Officer John Meno had a conversation with Deputy Shirley about Solicitors. Deputy Shirley stated that Security Officers cannot stop solicitors from coming into the neighborhood, and Solicitors cannot be chased out. Deputy Shirley stated that the individual homeowners would need to have a no soliciting sign by their front door. At approximately 10:21 am Security Officer John Meno caught up with two male individuals dropping off business cards at residents' front door. The Security Officer informed them that they can't solicit in this neighborhood and they said ok. Upon leaving, the Security Officer noticed that they went back to what they were doing. The two males do not speak English.
- On February 19, 2024 at approximately 2:18 pm an orange Honda Element was found parked on the sidewalk

	<i>February '24 Total</i>	<i>Jan 17 - Jan 23</i>	<i>Jan 24 - Jan 30</i>	<i>Jan 31 - Feb 6</i>	<i>Feb 7 - Feb 13</i>	<i>Feb 14 - Feb 20</i>
<b>Abandon Vehicles</b>	4	2	1		1	
<b>Alarm Calls Home/Vehicle</b>	3	1	1			1
<b>Barking Dog</b>						
<b>Domestic Violence</b>						
<b>Emergency Response</b>						
<b>Fire</b>						
<b>Loose Dog</b>	1		1			
<b>Noise Complaints</b>						
<b>Open Garages</b>	4	1		1	1	1
<b>Police Activities</b>						
<b>Property Vandalism</b>	1					1
<b>Robbery</b>						
<b>Solicitors</b>	2		1		1	
<b>Stolen Property/Mail</b>	1			1		
<b>Stolen Vehicle</b>						
<b>Vehicle break-in</b>						
<b>Theft</b>						
<b>Trespassing</b>						
<b>Vacation Checks</b>	70	15	12	15	15	13
<b>Vehicle Accidents</b>						
<b>Vehicle Vandalism</b>						
<b>Suspicious Person / Action</b>	2				2	

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

- No active antiharassment violations currently in work.
- One animal violation at 16629 158th PI SE, issued VLT-90-5429 as several reports by neighbor indicate dog defecating on lawn, three documented reports to FGHA Security. Ring images submitted as proof of several violations. Second letter held for next report; violation remains open, potential fines under consideration.

We continue off-duty KCSO patrols. Currently evaluating need for second officer during dark winter months, children in school, and return to work.

***Info from daily KCSO officer log:***

- 18 January – 2:00PM – 6:00 PM - Area check. Checked on the white Saturn. It was still there. Towed it away. Area check. Traffic emphasis.
- 23 January – 2:00PM – 6:00PM –Area check of the neighborhood. Traffic emphasis.
- 05 February – 2:00PM – 6:00PM - Informed about the old police car parked near the powerline right of way. Parking complaints. Tagged all but the newest car parked there-5 total. There was also another vehicle parked nearby that was photographed last week. That vehicle was determined to not be part of the vehicles that have been reported before. Ccalled the 5 vehicles' owner and left a message. Checked on the black and white car under the powerline right of way. Able to locate the owner and explained the situation. A short time later the owner said he was taking it to a mechanic's garage in Renton to get repaired so it could be sold. Audible residential alarm in the neighborhood. House was secure and left an alarm notice. Area check. The owner of the vehicles was moving one of them. Traffic emphasis.
- 06 February –2:00 PM – 6:00 PM- Went through the neighborhood checking on all the cars tagged yesterday. They had all been moved and the stickers had been removed. Even a vehicle with expired tabs had new tabs installed. No vehicles could be towed. Traffic emphasis.
- 20 February – 6:00AM – 10:00 AM - Traffic emphasis.

**Pacific Coast Security – Contract Oversight:**

- Pacific Coast Security continues to be responsive to FGHA requests.
- Continue honing FGHA Security performance.
- Legionett is back from family leave.
- PSC brought new patrol car on-line and meets all FGHA requirements.
- Adding electric/hybrid electric vehicle requirement to 2024-2025 FGHA Security contract.

***Per Washington State RCW 46.61.570:***

- It is unlawful to park against traffic.
- It is unlawful to block access to a mailboxes.
- It is unlawful to park on the sidewalk.

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

January '24 Vehicle Report appears on next page.

Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Finding	LINK	NEXT STEP/ACTION ITEMS
VLT-76-5215, VLT-82-1459 - Comm Veh	[ ]	4/16/23	Commercial Cargo Van	Cargo van on Jetski Loop	2/10/24	COMPLETED PMC FINDING 7-12-23 NONCOMPLIANT	<a href="https://app.hoalife.com/accounts/3965/escalations/64837">https://app.hoalife.com/accounts/3965/escalations/64837</a>	PROPERTY HAS BEEN IN VIOLATION SINCE 4-16-23. ESCALATION LETTER SENT 12-11-23, OUT OR FINES COMMENCE 2-10-24. APPEAL IN MOTION
VLT-80-0765, VLT-82-1456- Comm Veh	[ ]	5/29/23	Standup Cargo Van	Large 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/escalations/64695">https://app.hoalife.com/accounts/3965/escalations/64695</a>	KERI ADDED FINES AND MAILED ACCOUNT STATEMENT FEB 2, 2024. APPEAL DENIED DUE DELAYED REQUEST. AS A COURTESY INFORMAL MEETING PLANNED FOR FIRST FULL WEEK OF MARCH.
VLT-82-1461	[ ]	6/25/23	Standup Cargo Van	Remodeling Standup Cargo Van	9/23/23	NO RESPONSE FROM HOMEOWNER SO ON TO ESCALATION	<a href="https://app.hoalife.com/accounts/3965/escalations/64625">https://app.hoalife.com/accounts/3965/escalations/64625</a>	KERI CONFIRMED FINES ADDED TO DEC AND JAN STATEMENT. REQUEST FOR APPEAL IN-WORK, KERI RESENT COPY OF VIOLATION.
VLT-84-4398	[ ]	7/23/23	Commercial Cargo Van	HVAC/Plumb 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/escalations/64694">https://app.hoalife.com/accounts/3965/escalations/64694</a>	FGHA MISSED SENDING 2ND LETTER, SO RECALCULATED FINES AND RESET CLOCK, NEW CURE DATE IS 4-12-24. REQUESTED APPEAL IN WORK TARGET 1ST FULL WEEK IN MARCH FOR HEARING.
VLT-90-2121	[ ]	10/28/23	Commercial Cargo Van	2nd violation of this type at this address	4/7/24/2024	REVIEW NEXT AVAILABILITY	<a href="https://app.hoalife.com/accounts/3965/violations/902121">https://app.hoalife.com/accounts/3965/violations/902121</a>	ESCALATED 2-4-24. PMC REVIEWED DRAFT LETTER, SENT WEEK OF 2/6/24. CURE DATE IS APRIL 7, 2024.
VLT-91-6707	[ ]	2-4-24 AND CHRONIC	Commercial Vehicle Cyclops Van	Reported by homeowner	2/21/24	IN-WORK	<a href="https://app.hoalife.com/accounts/3965/violations/916707">https://app.hoalife.com/accounts/3965/violations/916707</a>	THIS IS A REPEAT CUSTOMER, NEW VIOLATION OVER CHRONIC OFFENDER. FIRED FINE LETTER 2/7 STATES ALL NEW OCCURRENCES \$150 PER AFTER 2/21/24.
VLT-91-6708	[ ]	2-4-24 AND CHRONIC	Commercial Vehicle - Trailer	Reported by homeowner	5/4/24	IN-WORK	<a href="https://app.hoalife.com/accounts/3965/violations/916708">https://app.hoalife.com/accounts/3965/violations/916708</a>	FIRED FIRST LETTER 2/7/24.
VLT-91-6711	[ ]	2/4/24	Cargo Van	Legacy violation next to paint contractor	5/4/24		<a href="https://app.hoalife.com/accounts/3965/violations/916711">https://app.hoalife.com/accounts/3965/violations/916711</a>	NEW VIOLATION AS OF 2-4-24, MAY NEED PMC INSPECTION TOO. CURE DATE 90 FROM FEB 7 OR 5/4/24?
VLT-91-7451	[ ]	2/4/24	Commercial Vehicle - Trailer	Commercial Veh parked on lawn.	5/4/24		<a href="https://app.hoalife.com/accounts/3965/violations/916712">https://app.hoalife.com/accounts/3965/violations/916712</a>	FIRED FIRST LETTER 2/7/24 FOR BOTH COMM VEH AND YARD MAINT AS COMM VEHICLE IS PARKED ON LAWN
VLT-91-6712	[ ]	2/7/24	Property Maintenance	Commercial Veh parked on lawn.	2/14/24		<a href="https://app.hoalife.com/accounts/3965/violations/916712">https://app.hoalife.com/accounts/3965/violations/916712</a>	FIRED FIRST LETTER 2/7/24 FOR BOTH COMM VEH AND YARD MAINT AS COMM VEHICLE IS PARKED ON LAWN
Next Inspection	[ ]		Nuisance Vehicles	Next door to car collection	Reported by neighbor			NEXT INSPECTION
Next Inspection	[ ]		Commercial Veh	Pickup with ladder mount in driveway	Reported by neighbor			PARKING ISSUE TOO
Next Inspection	[ ]		Commercial Vehicle - Taxi	Yellow Prius	Reported by homeowner			NEXT INSPECTION





# SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

## February 2024

### National Burn Awareness Week:

February 4<sup>th</sup> through 10<sup>th</sup> is National Burn Awareness Week. The American Burn Association and Shriners' Hospitals help sponsor an annual awareness campaign for one week during February with the goal of reducing the number debilitating burn injuries effecting people in the United States each year. The theme for 2024 is *flammable liquids burn*. Flammable liquids, such as gasoline, can burn, explode, or release vapors even at room temperature. In order to protect ourselves and others against these deadly burns, the American burn associations recommends that:

- Gasoline and lighter fluid should be kept out of reach of children and should never be stored in the home
- You never use an accelerant such as gasoline, kerosene or aerosol sprays to start a campfire
- Fuel lawn mowers, leaf blowers, and weed eaters when the engines are cool and in an open area outdoors



*February is a month that we associate with love. We see the shelves of stores lined with cards, flowers, and heart shaped candy, waiting to be shared with loved ones. While it can be fun to show your love to others with a card or a box of chocolates, the best gift that you can give to yourself this February is that of a healthy heart.*

February is American Heart Health Month, a time when all people are encouraged to focus on their cardiovascular health. Heart disease is the **leading cause of death in the United States**, responsible for around 1 in 4 deaths. Following these 5 simple tips can help to enhance your heart health:



#### 5 Tips for a Healthy Heart



- 1) Exercise Daily.** Aim to get around 150 minutes of moderate intensity physical activity each week. Even doing small amounts of exercise throughout the day will add up. Try taking the stairs instead of the elevator or going on a short walk during your lunch break.
- 2) Eat Heart Healthy Foods.** Eating a balanced diet is key to staying at a healthy weight and keeping your heart healthy. Try eating a diet rich in fruits, vegetables, whole grains, and healthy proteins and fats. Try switching out red meat for seafood. Seafood is a good source of Omega 3s, which can help to reduce triglycerides, clotting and blood pressure. Swap sugary drinks for healthier options like water or tea.
- 3) Live Tobacco Free.** According to the American Heart Association, stopping smoking reduces the risk for heart disease, the risk for repeat heart attacks and death by heart attacks by half.
- 4) Be Well Rested.** Often times, sleep can take a backseat to our busy schedules. Sleep is restorative to your body and helps to keep you healthy. Consistently getting enough sleep plays an important role in defending your heart.
- 5) Learn CPR.** Learning CPR (Cardiopulmonary Resuscitation) is one of the most important things that you can do to improve the likelihood of somebody surviving a sudden cardiac event. If performed immediately, CPR can double or triple the chance of survival for someone who is experiencing a cardiac event.

**Did You Know?** Renton Regional Fire Authority offers CPR/AED classes. Visit [rentonrfa.com/cpr](https://rentonrfa.com/cpr) to sign up for a class today.

**Common Property Committee:** Nathan Popovich

**Contacting Common Properties**

- 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](mailto: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 planting is targeted for April. Volunteers will be needed at this time. On the first weekend, soil will be amended and dug out for delivery. The following weekend 7 trees will be delivered, volunteers will be needed to set them.

**Open Action Items/Volunteer**

- The bark/mulch is in need of replacement once the trees are planted. Targeting early May 2024 after the trees have been installed. Volunteer availability will be critical.
- The quotes from vendors are \$3,900+. Homeowners, wheelbarrows, and shovels can save the association \$3,000+. The cost of bark with delivery and volunteer power is \$800.00.
- The lawn on the south side of Fairwood Blvd needs to be treated for moss, thatched, and overseeded. Targeting April 2024.
- The large flag on the pole behind the north monument is showing its age and needs replaced. Replacement targeted for May at the time the flags are put up.
- The irrigation timer has been purchased but still needs to be replaced.
- Please send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org) titled "Entrance Volunteer" if you would be willing to volunteer to plant trees or distribute bark.

**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.
- 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:
  - Weekdays from 7:00 am-dusk
  - 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 for other homeowners to look at. 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 – The trees above around the pickleball courts have had a dozen 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**

- Play equipment has been ordered.
- Playground installation contractor selection is in progress. The subcommittee has been contacting vendors and received two quotes for construction, waiting for a final 3<sup>rd</sup> quote.

- New Signage - We are in the process of updating signage and rules for the park to minimize liability to the association.

### **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.
- If you have suggestions for improvements to certain cul-de-sacs send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org), Attn: Cul-de-sacs

### **New Bark/Mulch –**

- In April and May, volunteers will be needed will replenish bark/mulch in many of the cul-de-sacs.
- Volunteers will deliver the bark.
- Volunteers will be needed to spread the bark with shovels and wheelbarrows (1-2 yards/cul-de-sac).
- Homeowners willing to donate used cardboard boxes to be used under the bark for weed prevention would be appreciated. If you have cardboard boxes to donate please send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org), Attn: Cardboard Donation.
- Communications will be sent out via the HOA Facebook page and email. Homeowner volunteers will be critical to accomplishing more while maintaining minimal 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.

### **Volunteer Opportunities/Open Actions**

Holiday lights take down, 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

- Continuing to contact bands for the summer concert series.
- Communicating with National Event Pros to schedule Last Splash needs.
- We received Alan Painter grant for 2023 Last Splash and have applied for 2024.

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

- Working with the King County Roads Department we have been told that we will have street sweeping throughout all Fairwood Greens 3-4 times per year. In our discussions it was reminded that homeowners can help with the backups in the street drains by keeping them clear. This will help all homeowners in Fairwood Greens and will help avoid street flooding.
- We have asked the County to provide regular Parking Enforcement patrols throughout Fairwood Greens. This should aid in identifying abandoned vehicles and other issues including cars that park against traffic which is a violation of both King County and Washington State Laws and are subject to ticketing. This will also eliminate the issue of people parking in front of mailboxes blocking access to the Postal Service.
- We ask all homeowners to be respectful of their neighbors by observing these rules.
- We are working with Representative Reagan Dunn's Office on research to possibly have a sound wall installed on 140th to reduce the road noise. This is a direct result of the increased vehicle traffic on 140th.

- At the request of several homeowners on Fairwood Blvd we have asked the County for a crosswalk to be installed at 145th Avenue SE and Fairwood Blvd. The goal is to provide a marked crosswalk for families and children to safely cross the Blvd to Allen Park. This corner is also a bus stop for school buses.
- There have been several instances of drivers failing to adhere to the law regarding stopping for school buses with their lights flashing, endangering students.

**Greeter's Report:** One new homeowner was greeted.

Active Work:

**MOTION:** To approve R&R 3.110.0 Rental of Single-Family Homes/Tenants/Rental Fees **Second:** Yes. **Discussion:** None.

**Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

The meeting was adjourned at 8:30 pm. The next meeting will be held on **Tuesday, March 26, 2024**, and begin at **7:00 pm**.