

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
May 24, 2016**

Government/Guests Reports to the Board

President Jim Canterbury called the monthly meeting of the Board of Trustees to order at 7:00 p.m. Trustees in attendance were Michelle Carlson, Doug Christensen, Lori Conrath, David Dennis, Diana Garcia, Bonnie Lyon, and Jim Canterbury. Four homeowners attended the meeting.

Securitas Security Services: Security Officer Ken Talkington

	4/21/16 - 5/19/16	4/23/15 - 5/21/15	09/01/15 - 5/19/16	09/01/14 - 5/21/15
Abandon Vehicles		1	2	3
Alarm Calls Home/Vehicle	3	4	28	32
Arrest	1		4	2
Barking Dog			2	13
Burglary	2		10	6
Dog Attack	2		2	
Emergency Response		3	14	33
Hit & Run			5	2
Information			3	7
Juvenile Problem				2
Loose Dog			3	1
Noise Complaints	3		5	1
Open Garages	25	85	256	499
Police Activities	4		30	32
Property Vandalism	3	2	13	14
Robbery	1		1	
Solicitors	2	4	15	18
Stolen Golf Carts				3
Stolen Golf Cart Recovery				2
Stolen Property/Mail		1	5	6
Stolen Property/Mail Recovery				8
Stolen Vehicle			1	2
Stolen Vehicle Recovery			2	2
Street Lights		10	29	67
Street Signs			3	2
Theft		2	13	18

Trespassing	1	3	23	24
Vacation Checks	60	54	468	525
Vehicle Accidents			4	3
Vehicle Vandalism - Driveway		2	10	16
Vehicle Vandalism - Street			3	3

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the April Minutes as submitted. **Second:** Yes.

Discussion: None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury

All up to date.

Greeter's Report: Lenore Lee

Eight homeowners and four renters were greeted.

Homeowners Comments

A homeowner asked about the status of the alleged drug house.

Committee Reports

Executive Committee: Jim Canterbury

Month – May 2016

1. As a **Reminder** –

Please send Questions, Complaints and/or Comments to contact@fairwoodgreens.org .

Please do not contact Board members at their homes by Phone, Email, Facebook and/or Twitter. Thank You

2. As a **Reminder** –

All owners of dogs need to read, “The Rules and Regulations for Animals”. One pertinent item is as follows:

III. Leashes

Consistent with King County ordinances and these Rules, all dogs within Fairwood Greens must be leashed while not on the owner’s property. It is the responsibility of each homeowner to ensure that their dog does not run free within Fairwood Greens. Unleashed dogs will be reported to the Humane Society and their owners may be fined as listed in Section VII.

3. Hire a Teen

If you're interested in "Hire a Teen" for summer jobs, you can connect to the Fairwood Community News website www.fairwoodcommunitynews.com or connect by using the www.fairwoodgreens.org HOA website link to Fairwood Community News.

Common Property Committee: David Dennis

Surveyed the damage of the playset at Toddler Park. Repairs need to be completed.

Records, Correspondence and Web Committee: Judy Seidel

No report.

Finance Committee: Doug Christensen

Income and Expense Report

	April	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 6,091	\$ 2,750
Total Income	\$ 43,566	\$ 40,225
Expenses		
Administration	\$ 30,019	\$ 30,864
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,836	\$ 2,861
Professional Fees	\$ 147	\$ 2,200
Total Expenses	\$ 34,002	\$ 37,925
Net Income/Loss	\$ 9,564	\$ 2,300

Year to Date Income and Expense Report

(Since September 1, 2015)

	YTD	Budget
Revenues		
Assessment Income	\$299,800	\$299,800
Other Income	\$ 46,877	\$ 22,000
Total Income	\$346,677	\$321,800
Expenses		
Administration	\$ 265,717	\$263,114
Bad Debt Expense	\$ 16,000	\$ 16,000
Office	\$ 12,446	\$ 16,888
Professional Fees	\$ 13,011	\$ 20,900
Total Expenses	\$ 307,174	\$316,902
Net Income/Loss	\$ 39,503	\$ 4,898

Balance Sheet as of April 30, 2016

Current Assets	\$731,656
Allowance for Doubtful Accounts	\$(85,289)
Current Liabilities	\$104,232
Income	\$ 39,503
Equity	\$502,632

Liens were placed on the properties of 16 delinquent homeowners.

Special Projects Committee: Bonnie Lyon
Meet and Greet:

June 28 is the next Meet and Greet at the Clubhouse, 1/2 hour prior to the monthly board meeting.

HOA sponsored garage sale:

July 8, 9, and 10 are the dates for the HOA-sponsored garage sale.

CONCERT LINE-UP – Sundays, beginning at 6 PM, in Allen Park.

August 7, Soulfunktion: Rhythm, Soul, and Funk
August 14, Free Rain: Popular Dance
August 21, The Chris Eger Band: Country and Blues
August 28, Rear View Mirror: 60s Revived

Other events:

August 27, Fairwood Community celebrates fifty years. King County is hosting festivities at Petrovitsky Park.

September 11, LAST SPLASH! The HOA's all-ages, family fun picnic in Allen Park.

Join your neighbors for as many of these events as you can!

Property Maintenance Committee: Lisa Lord / Michelle Carlson
No report.

Architectural Control Committee: Lori Conrath / Diana Garcia
The following ACC requests have been received from April 26 – May 20:

- 1 Landscaping request
- 4 Fencing requests
- 4 Roof replacements
- 3 Exterior paint changes
- 1 Air Conditioner placement

We are returning a unapproved roofing request for new material as we did not receive any additional requested data, sample, and addresses to view from homeowner or sales rep.

The ongoing incomplete project is presently under a 30 day complete or pay up fines notice through attorney's agreements/correspondence. No work has been done in many months and no request for paint approval has been submitted. Deadline is now June 15th.

Legal Committee: Jim Canterbury
Month – May 2016

1. Fiduciary training held on May 18 was very good and productive.
2. Homeowners parking trailers on the street and ignoring R&Rs – ruled in our favor.
3. Fence 20' on side street of lot guidance – enforce 20' rule.
4. Discussed perceived drug house.
5. Discuss homeowner not finishing house project timely.

Security Committee: Jack Bramson
Following is the Security Committee Report for the May 2016 reporting period.

The KCSO performed 10 Fairwood Greens dedicated patrols during this reporting period, which in addition to neighborhood patrols, resulted in:

(12) traffic related warning issued
(1) Notice of Infraction issued for a speed violation
(19) Other types of actions including citizen contacts; patrol assistance and school area extra patrols during dismissal time

The Securitas report for this same period indicated that 2 burglaries, 1 robbery, and 2 incidences of dog bites occurred.

We urge all Fairwood Greens homeowners and residents to report any crime to the King County Sheriff's Office as law enforcement resources are allocated and deployed based on historical activity, need, and crime reports.

External Affairs: Diana Garcia

King County Councilman Reagan Dunn will be partnering with the King County Community Service Area (CSA) Program to host four town hall meetings in unincorporated communities in southeast King County. Each meeting is a chance for residents of unincorporated King County to ask questions and voice concerns to representatives from the office of the Executive, Sheriff, and numerous other County agencies.

One Town Hall meeting was held in early May, but the remaining 3 will be held on the following dates:

Southeast King County

Monday, May 23 from 7 - 9 p.m.

Neuwaukum Grange Hall, 38402 180th Ave. SE, Auburn

Fairwood

Wednesday, June 1 from 7 - 9 p.m.

Carriage Crest Elementary, 18235 140th Ave. SE, Renton

Four Creeks/Tiger Mountain

Tuesday, June 7 from 7 - 9 p.m.

Maple Hills Elementary, 15644 204th Ave. SE, Renton

I will be attending the Fairwood meeting on June 1st.

Five new ballot drop boxes are being located throughout King County District 9 and will be installed before the November general election. The new ballot drop boxes are part of an effort to increase access for voters. One of the new drop box sites is located at the [Fairwood Library](#). Plans for a site in the [Renton Highlands](#) are in the works and will be announced in the coming months.

As part of the King County Council's initiative to save energy, cut costs and improve visibility for drivers, several roads are in the process of receiving new energy-saving LED lights. The King County Road Services Division is replacing 676 of the county's high pressure sodium and metal halide fixtures with LED lights.

Fairwood roads that have already received or will soon have new lights include SE Petrovitsky Road, 140th Avenue SE and 171st Way. Replacing these fixtures with energy-saving LED lights will save the equivalent of 510,216 kWh, or enough energy to power 84 homes.

In late April, the King County Council voted to pass an emergency four-month moratorium on the acceptance of applications for the establishment or location of marijuana producers and processors. The emergency moratorium prohibits King County from accepting any permits for new marijuana producers, processors,

and retail operations. The moratorium applies only to unincorporated areas and also prohibits new producers, processors, and retail operations from starting operations, in order to address smaller businesses that were established without requiring any County permits.

A number of the applications received by the Washington State Liquor and Cannabis Board (WSLCB) are from businesses looking to operate in rural and agriculturally zoned areas of unincorporated King County. These applications are raising concerns that allowing marijuana production and processing would violate the intent of rural zoning regulations in King County, which seeks to 'preserve the rural character' of unincorporated communities.

Active Work

Action Items: Jim Canterbury

1. Putting up flags on Fairwood Blvd.
2. Cul-de-sac repair to curb – 157th CT SE
3. Island shrub maintenance – 162nd PL SE
4. Kensington monument
5. Hire A Teen – Link from our website to Fairwood Community News website
6. Secretary of State and Regan Dunn - Certificate to HOA – May 26th @3:30pm
7. Collection lawsuit parking trailer on street – update
8. Perceived drug house - update

Adjournment: Jim Canterbury

Motion: To adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:30 p.m. The next meeting will be held on **Tuesday June 28, 2016** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. Meet and Greet will begin at 6:30 p.m. with beverages and cookies. Any homeowner wishing to enjoy dinner in the Club prior to the meeting can be served from 5:30-6:45 p.m. in the dining room. The Club has a dress code rule of shirts with collars must be worn in the Clubhouse. All attendees are requested to respect the dress code.

Respectfully submitted,

Jim Canterbury
President