

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
July 26, 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 Jack Bramson, David Dennis, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. Six homeowners attended the meeting.

**King County Sheriff's Department:** Deputy Samuel Shirley  
If you see youth meeting at the power lines, call 911.

A golf cart driver must be at least 16 years old and have completed a driver's education class to drive on public roads. Golf carts need rear view mirrors, seatbelts and meet other requirements to be legally driven on the street.

**Renton Fire & Emergency Services Dept.:** Battalion Chief Doug MacDonald  
Five additional firefighters started July 1, 2016. There were no significant injuries or fines on the 4<sup>th</sup> of July in this area.

An apparent arson fire occurred in an abandoned house and garage on 116<sup>th</sup> Ave. If you see something, say something.

A train derailment by the Fun Center occurred in Renton. No major injuries were noted.

Screens on open windows will not hold a child. Prevent falls by opening windows slightly and do not place chairs or cribs near the windows.

**Securitas Security Services:** Security Officer Ken Talkington

	<b>6/16/16</b> - <b>7/21/16</b>	6/18/15 - 7/23/15	<b>09/01/15</b> - <b>7/21/16</b>	09/01/14 - 7/23/15
Abandon Vehicles	1		3	4
Alarm Calls Home/Vehicle		5	31	37
Arrest			4	2
Assault				1
Barking Dog	2	2	4	19
Burglary	1	2	12	8
Dog Attack			2	
Emergency Response	1	6	16	40
Fire	1		1	

Hit & Run			6	2
Information		1	3	8
Juvenile Problem				2
Loose Dog			3	1
Noise Complaints	2	1	8	10
Open Garages	57	139	360	743
Police Activities	2	3	38	39
Property Vandalism	3	1	20	16
Robbery			1	
Solicitors	4	2	22	21
Stolen Golf Carts				3
Stolen Golf Cart Recovery				2
Stolen Property/Mail	3		8	7
Stolen Property/Mail Recovery	7		7	8
Stolen Vehicle		1	2	3
Stolen Vehicle Recovery			4	3
Street Lights		7	35	77
Street Signs		3	3	5
Theft	3	3	18	21
Trespassing	6	4	32	28
Vacation Checks	81	68	606	646
Vehicle Accidents	1	1	5	5
Vehicle Vandalism - Driveway	3		13	16
Vehicle Vandalism - Street	3	6	7	12

### Official Business

**Approval of the Minutes:** Lisa Lord

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

**Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

**Review of Annual Calendar:** Lisa Lord

All up to date.

**Greeter's Report:** Lenore Lee

Eight homeowners and three renters were greeted.

### Homeowners Comments

A homeowner would like to have fireworks banned in the area.

A homeowner asked the status of the Kensington entrance improvements.

A homeowner complained of a neighbor burning something other than wood in his chimney. Noxious odors are coming from the chimney.

### **Committee Reports**

***Executive Committee:*** Jim Canterbury

Month – July 2016

1. A Thank You to those who coordinated the weekend Garage Sale. No items were left at Allen Park.
2. A Reminder.... When street lights are burned out or poles are damaged the Fairwood Security, Securitas, will call Intolight, PSE, and report the incident, so homeowners do not need to report.
3. The Board would like to say “Thank You” to those homeowners who take pride in maintaining their homes and yards. A well maintained home and yard helps add value to all our properties and shows pride in our community.

Those homeowners who do not like mowing or weeding their yards on a regular basis show a lack in pride of ownership which is a reflection on them and our neighborhood.

The Board requests all homeowners to help us in enforcing the Rules and Regulations on Aesthetics by maintaining our homes and yards.  
Thanks.

4. A Reminder.... When enjoying Allen Park and Toddler Park, please respect the property of the homeowners adjacent to the parks. Some homeowners have complained about children playing in their yards.
5. A Thank You to Rosie Rourke and her team in providing the Recycle Celebration at Allen Park on July 16<sup>th</sup>.

***Common Property Committee:*** David Dennis

1. Trimmed the ivy off the sidewalk on Fairwood Blvd.
2. Working on getting bids for the repair of curbing in a cul-de-sac.

***Records, Correspondence and Web Committee:*** Judy Seidel  
No report.

***Finance Committee:*** Doug Christensen

### Income and Expense Report

	June	Budget
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 6,155	\$ 2,750
<b>Total Income</b>	\$ 43,630	\$ 40,225
<b>Expenses</b>		
Administration	\$ 29,655	\$ 31,014
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 725	\$ 2,211
Professional Fees	\$ (1,607)	\$ 2,200
<b>Total Expenses</b>	\$ 30,773	\$ 37,425
<b>Net Income/Loss</b>	\$ 12,857	\$ 2,800

### Year to Date Income and Expense Report (Since September 1, 2015)

	YTD	Budget
<b>Revenues</b>		
Assessment Income	\$374,750	\$374,750
Other Income	\$ 58,967	\$ 27,500
<b>Total Income</b>	\$433,717	\$402,250
<b>Expenses</b>		
Administration	\$ 323,438	\$325,793
Bad Debt Expense	\$ 20,000	\$ 20,000
Office	\$ 15,359	\$ 20,910
Professional Fees	\$ 13,113	\$ 25,300
<b>Total Expenses</b>	\$ 371,910	\$392,003
<b>Net Income/Loss</b>	\$ 61,807	\$ 10,247

### Balance Sheet as of June 30, 2016

<b>Current Assets</b>	\$679,369
<b>Allowance for Doubtful Accounts</b>	\$ (88,461)
<b>Current Liabilities</b>	\$ 26,469
<b>Income</b>	\$ 61,807
<b>Equity</b>	\$502,632

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

Thank you to those homeowners who participated in this year's garage sale. Any feedback you provide will help us plan for next year's event at [Contact@fairwoodgreens.com](mailto:Contact@fairwoodgreens.com). Thank you to board member volunteers who placed signs.

Concert cards were mailed; Last Splash cards will go out third week of August. Look for your card and don't forget to bring it with you to the party in September for our homeowners drawing.

*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

A friendly reminder:

Trees & Shrubs Maintenance – Must be kept pruned so that they do not:

- a. Encroach onto or over the sidewalks so as to interfere with passage of pedestrians
- b. Interfere with sight of oncoming traffic at street intersections
- c. Interfere with light from lampposts onto sidewalks and streets

Homeowners will be sent notices beginning September 1, 2016 should they not be in compliance.

***Architectural Control Committee:*** Lori Conrath / Diana Garcia

It's been a busy month and homeowners are taking advantage of the nice weather to complete outside projects.

The following ACC requests have been received from June 28 – July 24:

- 1 Patio awning
- 2 Concrete/Driveway requests
- 3 Driveway/Patio replacements

- 3 Fencing requests & 1 appeal
- 6 Roof replacements
- 15 Exterior paint/stain requests
- 1 Garage door replacement
- 3 A/C and Heat pump placements

**Legal Committee:** Jim Canterbury

Month – July 2016

1. Discussed several payment and collect plans.
2. Discuss R&R Rental of Single Family Homes by Airbnb.
3. Discuss possible new R&R changes for Ham radio operator antennas.

**Security Committee:** Jack Bramson

The following is the security committee report for the reporting period of July 2016:

The King County Sheriff's Office performed 16 dedicated Fairwood Greens patrols during the month. In addition to neighborhood patrol and visibility, these patrol shifts resulted in the following:

- 5 NOI's (citations) issued for traffic infractions
- 34 Traffic warnings issued
- 53 Citizen contacts
- 30 Parking violation warnings issued
- 3 Other activities including a criminal citation issuance; stolen vehicle recovery and stolen vehicle area search

Deputy Sam Shirley provided the burglary prevention guidelines. Residential burglaries usually spike in the summer months as they are other a crime of opportunity; open windows and doors create the opportunity.

The monthly Securitas report shows a slight increase in both trespassing and solicitors.

## **Burglary Prevention**

Many burglaries are crimes of opportunity. With the hot weather, you may leave doors or windows open to combat the heat. Some people leave their garage doors or front doors open while outside or in the back yard. Open doors and windows are invitations to burglars.

- Keep doors and windows locked when you are not home.
- Be aware of what parts of your home are locked when you are home (is your garage door open while you are mowing your back yard?).
- Set your alarm when you leave, even on short trips during the day. Most residential burglaries happen during the day.
- Use timers on lights and radios. Make the burglars think you are home.
- Don't ignore people knocking on your door. Many burglars knock first to determine if someone is home. If you don't want to talk with them, don't, but let them know you are there. Burglars usually don't want to enter an occupied home. Once they know you are there they will most likely leave.
- Keep shrubs trimmed back from windows and doors. Burglars like privacy.
- Leaving on vacation? Let Securitas know! They can keep an eye on things for you while you are gone. Stop your mail and newspaper delivery or have someone you trust pick it up.
- Ask your neighbor to use your driveway to park while you are gone.
- Secure sliding doors with a pin to lock the doors together when they are closed. This prevents the door from being lifted out of the track.
- Report suspicious people or vehicles to Securitas. If you think you see a crime in progress, call 911 immediately.

**External Affairs:** Diana Garcia

The 50<sup>th</sup> Year Celebration of Fairwood is scheduled on Saturday, August 27<sup>th</sup> at Petrovitsky Park. King County Parks would like to help the community celebrate with a day-long festival.

**9:00 AM - Fairwood 5k** Enjoy a Family 5k and Fun run. Race starts at 9:00 am at Petrovitsky Park. All proceeds go to support the Kentridge Cross Country Team. Go Chargers! [Register here.](#)

**10:00 AM - Crafts, Books & Fun!** The King County Library to Go! Van will be out at the park. Find a new favorite book or check out an old favorite. The Library will also have great crafts for kids and the winners of the KCLS singing competition.

**11:30 AM - Any Time is Taco Time** Thank you to our sponsor Taco Time for bringing out their food truck and providing free samples. Just like Fairwood, Taco Time is a local institution. You can't think about growing up in Fairwood without thinking about the first time you had a crispy burrito. Yum.

**NOON - Concert in the Park** Bring your lunch and get ready to rock! A big thank you to the R Street Band for providing the music for our lunchtime concert.

**1:00 PM - First Responders Show & Tell** A big thank you to all of our First Responders. From 1-4 at Ridgewood Elementary you will be able to see and hear from the firefighters of Fire District 40 and the King County Sheriff's Office. Also on hand will be trucks from the water district, Puget Sound Energy, and a King County Metro bus.

**6:00 PM - Alaska Airlines Movie Night** Thank you to Alaska Airlines for our movie under the stars. Ever watch a movie out in left field? 'Doors' open at 6:00 so bring your blankets and some food and hang out until the movie starts at 8:30 PM.

### **Active Work**

**Action Items:** Jim Canterbury

1. Select Trustee for Nominating Chair for the 2016 Annual Meeting. Bonnie Lyon will Chair the Committee with Diana Garcia and Jack Bramson assisting. Expiring Terms – Michelle, Lisa, David.
2. Discuss and possible approve R&R Aesthetics adding POD's & Construction Dumpsters.
3. Discuss walkway path to King County Water Treatment Division property.
4. Kensington Monument.
5. Cul-de-sac Curbing repair bids.



**Action Items:** Lisa Lord

1) Homeowner landscaping general standards.

2) Suggested including within Section 1 of the Rules and Regulations regarding Aesthetics:

“Lawns should be free of weeds and significant moss with no bare-spots. Areas that require it should be reseeded.”

1. Yard Maintenance – Lawns must be mowed, trees and shrubs pruned, dead limbs removed, planting areas weeded on a regular basis. Woodpiles must not be visible from the street at any time; leaf piles and other debris and trash must be removed. Moss must be removed from driveways and walkways. Vehicles and recreational vehicles of any type cannot be parked or stored on the grass or ground of the front and/or side yards.

**Adjournment:** Jim Canterbury

**Motion:** To adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

### Closing

The meeting adjourned at 9:00 p.m. The next meeting will be held on **Tuesday August 23, 2016** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. 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,

Lisa Lord  
Secretary