



July 2023

FAIRWOOD GREENS HOMEOWNERS' ASSOCIATION, INC.
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Association Board Meetings are fourth Tuesdays at 7:00PM (except Dec), with meet and greet Feb, Jun, Oct starting at 6:30PM. Annual Homeowner meetings are in September. All meetings are at Fairwood Golf & Country Club.

The Fairwood Greens Homeowners' Association Board continually seeks to better communicate to our 1,500 residents. Be sure to check out the association's website and join our facebook page. We hope you enjoy this installment of our association's newsletter. We welcome your comments sent to contact@fairwoodgreens.org (subject line: NEWSLETTER).

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Housing, Homelessness, and Community Development

Concerns about housing issues, homelessness, and matters that may affect our community have been front of mind for many of our homeowners. The association's board has a dedicated committee to track these as well as other external issues that may affect our neighborhood.

Recently, zoning was changed within King County to allow multi-family housing. Upon research, we find that this zoning will not impact Fairwood Greens due to the legislation signed by Governor Inslee that exempts homeowner associations from high density construction.

Homelessness is an issue that high population areas are also concerned about. Within Fairwood Greens, there are several 'common' areas. These are monitored by 24-hour security plus the common properties committee reviews regularly to ensure safety. If you have any concerns, please contact security immediately.

Homeowners have contacted the association's board to discuss properties and homeowners that register concern. It may be that properties have fallen into disrepair because of illness or aging. In an effort to balance the aesthetics of the community and the limitations of these homeowners, and to keep the community looking as good as possible for all our homeowners, the external affairs committee provides their research into the issue.

King County through the Department of Community and Human Services (DCHS) offers helpful information and funding for housing repair services to low-income homeowners and special needs renters in most parts of the county.

King County funding provides for repairs such as replacing your roof, installing a new septic system, repairs addressing emergency conditions, health and safety repairs or major building preservation issues within the single-family owner-occupied home. For those with a disability, the county provides funding to make your home more accessible.

King County offers up to \$25,000, no interest 'deferred loans'. Also available is a \$25,000, no interest with matching funds from the homeowner that bring the total to \$50,000. These programs can be combined for a total of \$75,000. Loans are repaid when homeowner sells or transfers the home, moves, or takes on a home equity loan.

You are eligible for loans if you:

- own and live in your home within King County
- have eligible household income
- do not have more than \$40,000 in assets (except home equity)
- have some home equity

Call Housing Repair at 206.263.9095 to learn more about the process, how to access services, and additional eligibility criteria information. Additional resources may be available through agencies such as Habitat for Humanity and PSE.

Parks Updates

Plans have advanced for the highly-anticipated replacement of play equipment at each of our two parks, Allen and Toddler, thanks to the efforts of homeowner volunteers. They will host a table at the first two concerts in August displaying pictures of the two options for Allen Park and receive design feedback. Construction is targeted for April 2024 for Toddler and Fall 2024 for Allen Park.

To maintain integrity of quotes and ensure our ability to negotiate, costs will be disclosed prior to making any deposit. Equipment quotes may be subject to a slight increase between now and Spring 2024, when funds will become available to place a 50% down payment required to secure equipment. An additional 10% was calculated into costs to account for this possible increase and other budget influences.

The projects will be funded with a special assessment added as a separate line item to the 2023-24 budget in September to be paid with dues. Homeowners may make their payment in full with January 2024 dues or in two half payments with dues in January and July 2024. Predicted one-time cost per homeowner is \$305-\$355 for both parks. This is in addition to regular assessments. If after construction there are remaining funds, they will be placed in the general account for future play equipment replacement or maintenance.

Please review presentations for each park on the association's website. Volunteer involvement may reduce some of the expected costs. Email contact@fairwoodgreens.org to express your interest in helping with these projects.

VOLUNTEERS ARE IMPORTANT!

We thank those who step forward to serve on the association board, who work to improve our parks, who lend their expertise to update website and Facebook, and those who place/remove our flags and holiday lights. You keep our association costs down and your neighbors are grateful for each of you.

We welcome others who may have skills that will benefit our community. Send a note to contact@fairwoodgreens.org. There's a place for you to serve!

UPDATE and OPT IN!

UPDATE your telephone, too. Our 24/7 security force relies on telephone to contact homeowners in the event of emergency, for vacation checks, and to notify you of an open garage or other security issue. **OPT IN** to receive notices, ballots, proxies, and other forms of communication relevant to your interests in the Association by electronic means.

UPDATE and OPT IN today using the qr code below!



Update your contact info

UPCOMING EVENTS

COMMUNITY-WIDE GARAGE SALE July 7-8-9, 9AM-5PM

- The association will advertise the community wide event, but participants are encouraged to also advertise their location.
- Plan for success! Set up an hour before and display well.

Garage
SALE

AUGUST CONCERT SERIES

Sunday nights in Allen Park!
Bring your lawn chairs, blankets,
picnics, and libations for
some summer fun.
All concerts start at 5PM.

Performers include:

6th Eclipse Quartet
13th SoulFunktion
20th Indigo Jazz Band
27th Free Rain

LAST SPLASH September 10

1PM - 4PM

Bring the family to Allen Park for a day of fun! Association board members will serve up popcorn, hot dogs, and sno cones. Kids will enjoy climbing, jumping, sliding, and bouncing. Adults will enjoy our annual drawings - *remember to bring those postcards!*

Did you know that we apply for and receive a grant from King County for this event each year? We were awarded \$3,000 this year! The event is free to all and the Fairwood community is invited.