

JULY 2026

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Your Neighborhood Needs You! Yes, You!

Ever thought "someone should do something about that"? Well, that someone could be you! We have open spots on the FGHA board and would love fresh faces and new ideas! come say hello! we'll save you a seat!

NEWSLETTER HIGHLIGHTS

* Fiber Optic Is Coming

Your board stepped in to action to keep us informed. Ripple Fiber construction is underway and coming to your neighborhood.

* A Summer to Remember

Garage Sale, Concerts in the Park, food trucks, and the Final Summer Celebration. don't miss it t's all happening this summer!

* Community Strong

When neighbors volunteer, our whole community wins! less money spent on outside help means more savings for everyone. Every hand that helps is a gift to the 1,500 families who call Fairwood Greens home.



Message from your Treasurer

We're happy to report that we are running a little below budget year to date and are continuing to carefully manage costs!

More hands mean more savings for every homeowner

A reminder that an important element to controlling costs is with the generous support of homeowner volunteers responding to requests for volunteer participation.

Your board is preparing the budget plan for next year (2026-2027) and will be sharing the proposed budget and more in the August homeowner letters in advance of the annual homeowners meeting on 22 Sept 2026 at the Fairwood Greens Golf & Country Club clubhouse.

Thank you to all FGHA homeowners who submitted their January 2026 semiannual dues on time!

Please remember to submit your July semiannual dues on time (due end of July 2026) and help us to continue keeping our costs low.

Fiber Optic Coming to Fairwood Greens

You may have noticed construction activity along SE Fairwood Blvd, this is Ripple Fiber bringing fiber optic service to our neighborhood. When work began without advance notice in May, your board stepped in immediately to get answers and and provide timely updates to homeowners. Construction runs through late 2026 in phases. Each household will be notified before work begins in their area. We recommend photographing your front yard now to document its condition.

For updates and the phased build out schedule, follow us on Facebook and visit fairwoodgreens.org.

WUCIOA State Law Update



Washington's new Uniform Common Interest Ownership Act takes full effect **January 1, 2028**, replacing existing HOA laws statewide. Our board is working closely with legal counsel now to prepare the required bylaw updates for Fairwood Greens.

Once ready, these updates will be brought to a homeowner vote at the **September 22, 2026 Annual Meeting**.

More details will be shared in the August homeowner letters. Stay informed and stay involved, decisions like this are exactly why an engaged community matters.

Upcoming Events this Summer 2026

Mark your calendars:

Neighborhood Garage Sale — July 10, 11, & 12. Start sorting! It's a perfect excuse to declutter and connect with neighbors.

Concerts in the Park — August 9, 16, 23 & 30 at Allen Park, **5–7 PM.**

Food trucks on site, including 12's Mex Kitchen. Dress by the decade where each night's theme matches the music!

Final Summer Celebration — September 13, 1–4 PM. Hot dogs, snow cones, bounce houses, and more.

All events are made possible by our volunteers. Want to help?
Email contact@fairwoodgreens.org.



**"SEE YOU THIS
SUMMER,
NEIGHBORS!"**



Speeding, Stop Signs & Kids...Oh My!

School's out and our kids are outside enjoying summer – and we love seeing that!

As you drive through Fairwood Greens, please keep your speed at 25 mph and come to a complete stop at all stop signs. Our off-duty King County Sheriff patrol is here to help keep everyone safe, and we're grateful for that.

If you observe unsafe behavior on our streets, sidewalks, or in Allen or Toddler Park, please call FG Security. Together we look out for one another, that's what makes this neighborhood special.



Much Safety, Very Wow!

We love our four-legged neighbors just as much as the two-legged ones!

When walking outside within Fairwood Greens, dogs must be on leash at all times.

This is both a King County requirement and an FGHA rule, and it keeps everyone safe.

If you witness a threatening situation involving an unleashed dog, please call FG Security and if necessary King County Animal Control at **206-296-7387**.

Thank you for helping keep Fairwood Greens welcoming for all neighbors!

Rental Landlords - Please Update Your Tenant Information

If you own a rental property in Fairwood Greens, please take a moment to ensure our office has your current contact information, your property manager's details, and updated tenant contacts.

This helps our security team respond quickly in emergencies and keeps our administrative costs low for everyone. It's a small step that makes a real difference for our whole community.