

**Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
November 26, 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, Brian Davisson, Steve Jackson, Lisa Lord, Nathan Popovich, Mark Powell, Brian Schanz, Barbara Young and Bernell Zorn. Four homeowners attended the meeting.

Government/Guest Reports to the Board

King County Sheriff's Department – Deputy Sam Shirley

Officer Shirley informed the Board that there is more traffic enforcement coming as a result of a budget increase, the traffic enforcement will be focusing on 140th. Officer Shirley stated that the police department is currently 62% staffed for officers. He stated that Fairwood Greens HOA has a statistically lower crime rate for being the largest HOA in Fairwood.

Renton Regional Fire Authority – Sergeant Kevin Anderson

Sergeant Anderson stated that for the month of October there had been 1600 incidents responded to by the Fire department, of which 7 were "significant". Sergeant Anderson addressed a question regarding putting speed bumps through Fairwood Greens HOA, it would not be suitable for the fire trucks that are carrying gallons of water onboard. A big thank you to Sergeant Anderson for his 38 years of service as he is retiring in January.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the October Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED. Minutes approved.**

Review of Annual Calendar: Jim Canterbury

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 governing documents for the Association specifically regarding homeowner eligibility for Board positions. Homeowner also commented on issues with the Security officer's voice mailbox not being set up, which has since been resolved. Lastly, a homeowner suggested that a portion of Allen Park be turned into a dog run/dog park.

Executive Committee: Lisa Lord

Last week's storm caused a lot of debris throughout the community. Please be sure that sidewalks and storm drains are cleared.

There are also a number of street signs down throughout the community. Should you notice any signs that need attention, please contact King County Roads and Maintenance. 206.477.8100/maint.roads@kingcounty.gov
The volume of emails and calls received will expedite the timeliness of the repairs.

Each year the Holiday Season comes with an increase in car break-ins, mailbox thefts, and the appearance of the all-too-familiar porch pirate. We would therefore like to remind everyone to:

1. Remove valuables from your vehicles and lock them up. Park your vehicles in a well-lit area.
2. Check your mail every day; do not let mail languish in the box.

3. Use a secure mailbox.
4. Do not send cash in the mail, and avoid sending gift cards, as they are the same as cash.
5. Consider “signature required” delivery for packages.
6. Scheduling package deliveries for times when you are at home, or route the package to your workplace, or an Amazon locker. You can register with UPS (and maybe others) to add special delivery instructions, such as leave at back door.
7. Use timers or other controls for lights and decorations, rather than leave a house dark in the evening if away.

If you are the victim of one of these crimes, please contact FGHA Security at 206-573-4114 and King County Sheriff’s Office at 206-296-3311. If the crime is in progress, call 9-1-1 immediately.

Thank You for helping reduce crime in our neighborhood.

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 also 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

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. All of Fairwood Greens is 25 MPH

Homeowners who have any questions or concerns, please contact the Association.

Email- contact@fairwoodgreens.org

Phone- 425.227.3997

Finance Committee: Mark Powell

Income and Expense Report - October

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 50,794	\$ 50,794
Other Income	\$ 4,034	\$ 4,520
Total Income	\$ 54,827	\$ 55,314
Expenses		
Security	\$ 37,404	\$ 38,655
Common Properties	\$ 4,310	\$ 4,408
Special Events/Community	\$ (538)	\$ 1,667
Utilities	\$ 91	\$ 1,340
Office	\$ 373	\$ 1,470
Professional Fees	\$ 13,738	\$ 14,062
Other	\$ 2,000	\$2,000
Total Expenses	\$ 57,378	\$ 63,602
Net Income/Loss	\$ (2,551)	\$ (8,288)

**Year to Date Income and Expense Report
(September 1, 2024 to October 31, 2024)**

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 101,588	\$ 101,288
Other Income	\$ 13,491	\$ 9,040
Total Income	\$ 115,080	\$ 110,628
Expenses		
Security	\$ 72,400	\$ 77,310
Common Properties	\$ 7,293	\$ 8,816
Special Events/Community	\$ 1,259	\$ 3,334
Utilities	\$ 7,957	\$ 2,640
Office	\$ 2,216	\$ 2,940
Professional Fees	\$ 22,142	\$ 22,524
Other	\$ 4,000	\$ 4,000
Total Expenses	\$ 117,267	\$ 121,564
Net Income/Loss	\$ (2,187)	\$ (10,936)

Balance Sheet as of October 31, 2024

Total Assets	\$ 400,327
Total Liabilities	\$ 138,749
Total Equity	\$ 261,578

Fairwood Greens Homeowners' Association

**Special Assessment Expenses and Income Report - Allen & Toddler Park
12/1/23 to 11/25/24**

Special Assessment Balance

Accrued Income	\$ 532,500.00
Actual Income	\$ 521,850.00
Expenses	\$ 319,280.69
Balance	\$ 202,569.31

Finance Committee Goals

1. Investigate and implement long range capital funding method.
2. Maintain transparency and health of FGHA financial matters.

October Activities -

- Completed vigorous outbound calling and outreach campaign to approx. 120 homeowners who are past due on July dues and special assessment.
- Ongoing monitoring of Parks special assessment and projects
- Making progress on Account Receivables clean up and progress homeowner outstanding balances due to resolution.
- Commenced 2023-2024 financial audit.

Legal Committee: Jim Canterbury

- Fiduciary Training for Trustees held November 13th, 2024. Good meeting and all enjoyed.
- Discussed several payment and collection plans.
- Discuss Beneficial Ownership Information Report (BOI)

- Request advice on non-member being a board member.
- Review of R&R for dues / assessment collection process due new laws.

***** Goal of Legal Committee *****

The Goal of the Legal Committee is to ensure the HOA is operating legally within the Federal, State, County laws and the HOA CC&R's (Covenants, Conditions & Restrictions), and R&R's (Rules & Regulations) in coordination with our Legal Counsel.

Property Maintenance Committee: Brian Schanz

The Bomb Cyclone is over, and we want to thank all our community for helping each other through it. Many of you have pitched in by helping neighbors in need and it shows what a great community we live in.

For the safety of our community be sure to keep sidewalks clear of leaves, low hanging branches and debris. The rainy season is here and especially now after the storm it's important to take some time to take care of your gutters in the street and if you are located by a storm drain, please clear the leaves and debris to allow proper drainage of our streets. Please ensure that all trees and shrubs are pruned so they do not encroach sidewalks, interfere with light from lampposts and prevent visibility of pedestrians or traffic at intersections. The Property Maintenance Committee will continue monitoring leaves and debris along sidewalks and walkways.

Complete Rules and Regulations are available on our website. 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.
- Dogs must be on leash in public and common areas.
- Trash, Recycle and Yard Waste cans are to be placed out of view within 24 hours after pick-up day.
- **Sidewalks** in need of repair please contact the King County Road Department
 - King County Road Dept. 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
- Individual a **water leak** please contact Cedar River Water and Sewer
 - Office 425-255-6370, Email - custsvc@crwsd.com

Greeter's Report: One new homeowner was greeted; eight new homeowners are being contacted for greetings.

Inspection Summary Report October 3, 2024 – November 25, 2024

Properties

Number of Properties with Violations	4
Total Violations	4
1st Violation	3
2nd Violation	1

Violation Categories

Rules & Regulations - Animals	1
Rules & Regulations - Commercial Vehicles	1
Rules & Regulations - Recreational Vehicles	1
Rules & Regulations - ACC non-compliance	1
Closed Violations	1

Architectural Control Committee: Mark Powell

19 Oct 2024 to 24 Nov 2024

4 Approved Projects

- 1 Painting/siding
- 1 Deck
- 1 Garage door
- 1 Fence

0 Unapproved Projects

1 ACC violations

- Unapproved fence installation along golf fairway

0 Enquiries for guidance/clarification of rules/guidelines

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 Summary (Based on Pacific Coast Security monthly report):

	November '24 Total	Oct 23 - Oct 29	Oct 30 - Nov 5	Nov 6 - Nov 12	Nov 13 - Nov 19
Abandon Vehicles	2		1		1
Vehicles on sidewalks / crosswalks / yard	1	1			
Barking Dog	1		1		
Break-In					
Burgerly					
Dog Attack					
Domestic Violence					
Emergency Response					
Fire					
Juvenile Problem					
Loose Dog	1		1		
Noise Complaints	1	1			
Open Garages	4		2	1	1
Police Activities					
Property Vandalism / Theft of property	2		1		1
Solicitors	3		1		2
Stolen Property/Mail					
Stolen Vehicle					
Street Lights	1		1		
Power outage					
Vehicle break-in	1	1			
Theft					
Trespassing	1		1		0
Vacation Checks (average checks per shift)	8	6	6	9	11
Vehicle Accidents					
Vehicle Vandalism					
Suspicious Person /Actions	1				1
Damaged Property					

Security Activities of Note / Pacific Coast Security - Info from officer daily activity reports:

- On October 23, 2024 at approximately 5:11 pm, Security Officer Legeniet Cezaire reported that there was a Gray Toyota SUV, WA license plate number, parked on the sidewalk.
- On October 24, 2024 at approximately 11:51 pm. The garage door was open. Resident was notified and responded. The garage door was secured.
- On October 25, 2024 at approximately 3:15 am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On October 27, 2024 at approximately 10:55 pm. Resident contacted Security Officer Dontre Matlock and stated that she was woken up from her sleep hearing a drilling noise coming from somewhere in the neighborhood. The security Officer drove around the area and could not hear the noise.

- On October 27, 2024 at approximately 8:17 am. Resident notified Security Officer Rodney Gillespie and stated that someone attempted to break into his vehicle the night before. The Security Officer suggested to call the Police Department and to get a case number.
- On October 27, 2024 at approximately 1:16 am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On October 29, 2024 at approximately 3:05 am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On October 30, 2024 at approximately 9:10 am. The resident contacted Security Officer John Meno and stated that he found a vape in his yard while raking up leaves on October 29, 2024. The resident said they found a vape in his yard on the morning of October 30, 2024. The resident stated that someone is coming into their yard without him knowing.
- On October 30, 2024 at approximately 6:46 pm. The resident notified Security Officer Legeniet Cezaire that someone had stolen her garbage can.
- On October 31, 2024 at approximately 2:43pm, located at SE 165th Pl and 147th Ave SE. The resident notified Legeniet Cezaire and stated that there is a Black Mitsubishi (WA Plates - []) parked on the roadside since this morning.
- On October 31, 2024 at approximately 11:42 am. A company called Domingo Pablo Landscaping was going door to door dropping off business cards. The individual is female, approximately 5'5", wearing a purple shirt, gray hoodie, blue jeans, and black boots. Security Officer John Meno was able to make contact with the individual and ask for her to leave. The individual acknowledged and called someone to have her picked up.
- On October 31, 2024 at approximately 10:52 pm. The garage door was open. The resident was notified and did not respond. The garage door was not secured.
- On November 1, 2024 at approximately 10:41 am, located between 15828 and 12832 SE 171st ST. A resident notified Security Officer John Meno that there is a street light out and it is very dark in this area at night.
- On November 3, 2024 at approximately 12:25 am a resident notified Security Officer Dontre Matlock that for the past two weeks he has been woken up in the middle of the night by the sound of a barking dog. The Security Officer drove to the said location and spoke with the resident. The person that the Security Officer spoke with was the nephew of the resident, and explained that the dog is not his, it belongs to his uncle. The nephew apologized and said he would bring him in the house for the night.
- On November 5, 2024 at approximately 9:30 am, located at the corner of Fairwood Blvd and 142nd Pl SE. A resident contacted Security Officer John Meno and stated that she saw a loose dog at the corner of Fairwood Blvd and 142nd Pl SE on his way to work. The Security Officer went looking for the loose dog and was not able to locate the dog.
- On November 5, 2024 at approximately 9:47 am, located at the corner of SE 165th Pl and 147th Ave SE. The resident notified Security Officer John Meno that there is a Black Mitsubishi (WA Plates) parked on the roadside since the morning of October 31, 2024.
- On November 5, 2024 at approximately 3:54 am. The garage door was open. The resident was notified and responded. The garage door was secured.
- On November 6, 2024 at approximately 7:51 am. Security Officer John Meno received a call from ADT regarding an intrusion alarm at said location. The Security Officer arrived at the location and checked the front doors, windows, the rear of the residence, and checked the sliding door. The surrounding location was secured. The Security Officer informed the resident that everything was secure. The resident stated she will cancel the call for the police.
- On November 9, 2024 at approximately 10:54 pm. The garage door was open. Security Officer Dontre Matlock tried to get ahold of the resident, but the resident did not respond. The garage door was not secured.
- On November 13, 2024 at approximately 1:16 pm. Security Officer John Meno while on patrol observed a male individual about 5'5" tall, wearing black jeans, brown shoes, a gray hoodie and a tan hat dropping off business cards door to door. The security Officer approached the individual and informed the individual that there is no soliciting in Fairwood greens HOA development. The individual apologized, got into his truck and left.
- On November 14, 2024 at approximately 3:29 pm. Security Officer Legeniet Cezaire while on patrol received a phone call from a resident that lives at said location. She had stated that on November 11, 2024 someone broke her mailbox door and requested extra patrol. She also stated that this is the second time someone had broken her mailbox.

- On November 15, 2024 at approximately 7:40 am, Security Officer John Meno, while on patrol, received a phone call from a resident, stating that there is a suspicious person that's knocking on residents doors and asking for assistance in the surrounding Fairwood Blvd area. The Security Officer contacted the individual, a female approximately 5'3", with brownish red hair, wearing a red shirt, green sweatpants, black and white winter jacket and black and white shoes. The individual was carrying two bags, one blue and the other one black. The security Officer asked the individual if she needed any help, the individual said yes, she was looking to get to a shelter. The security Officer informed the individual not to be knocking on residents doors. Deputy Barber who was called by another resident arrived and started speaking to the individual. The individual explained to the Deputy that she needed to get to a shelter; the Deputy Barber asked the Security Officer if he could transport the individual. The Security Officer said No " this is against Pierce County Security Policy" Deputy Barber spoke with the female a little more. The individual told the deputy and the Security Officer that she will try to get a bus and will wait for the bus in front of 14686 SE Fairwood Blvd. Once Deputy Barber left, the individual proceeded to go to residence homes, at one point she sat on the stairs of a resident's home. The Security Officer again called the police and explained the situation and asked for assistance on revolving her off of Fairwood Greens property. The police department stated that there is nothing that they could do, and it is up to the resident to call the police to have her removed. The Security Officer contacted his immediate Supervisor Tina Carel and informed her of this incident. Tina Carel then reached out to Steve Jackson for some advice (this individual was not going to leave the area). Steve Jackson contacted the Security Officer and gave him some different phone numbers to call. The Security Officer monitored the individual for four hours. The individual was still going into people's properties, and then the individual entered the golf course at approximately 1:45 pm and the security contacted the Golf Course personnel. The Security Officer did not see the individual again.
- On November 16, 2024 at approximately 10:40 am. Security Officer Rodney Gillespie, while on patrol received a call from a resident stating that there are two Jehovah witnesses going door to door. The Security Officer caught up with them and explained that going door to door soliciting is against the Fairwood Green HOA policy and they were asked to leave politely. The individuals left with no issues.
- On November 18, 2024 at approximately 1:26 am. Security Officer Dontre Matlock while on patrol noticed the garage door open at said location. The Security Officer tried notifying the resident, but the resident did not respond. The garage door was not secured.
- On November 19, 2024 at approximately 9:23 am, located at the corner of SE 169th St and 143rd Pl SE. Security Officer John Meno while on patrol observed an abandoned vehicle parked on the roadside over 72 hours. The vehicle is a purple Toyota Paseo Colorado with WA Plates. This vehicle also has a for sale sign in it.
- On November 19, 2024 at approximately 10:14 am, Security Officer John Meno, while on patrol, received a call from a resident stating that there is a suspicious vehicle that keeps circling round onto her street, stopping in front of her home, then backing up real fast then speeding out of the cul-de-sac. This suspicious vehicle did this a few times, The resident described the vehicle as a blue Toyota sedan with dark tinted windows. The resident stated that the driver was possibly a male, and the passenger was a female. This is all she could see.

King County Sheriff's Office

We continue off-duty KCSO patrols. We now have two officers as of April 15, 2024, each work two 4-hour shifts per week Monday thru Friday between 6 AM and 6PM. Emphasis is traffic, parking, and abandoned vehicles. Traffic emphasis is generally focused around Fairwood Elementary and 15200 SE Fairwood Blvd, 14700 SE Fairwood Blvd, SE 172nd Place/155 Ave SE, and intersection of SE 166th Street and 162nd Ave SE which goes into 160th Pl SE then SE Fairwood Blvd.

Details from daily KCSO officer log, KCSO Detective Anthony Palmer:

- 22 October – 2:00 PM – 6:00 PM – Traffic emphasis 14700 blk. SE 172 pl. Area check. Vehicle parked blocking on the sidewalk in the 14600 block of SE Fairwood Blvd.
- Traffic emphasis 14600 blk. SE Fairwood Blvd. 1 warning for speeding.
- 24 October – 2:00 PM – 6:00 PM – Traffic emphasis 15200 SE Fairwood Blvd. Area check.
- Traffic emphasis 14300 block SE 172 pl. 1 warning for speeding. Area check. Traffic emphasis 14300 blk. of SE Fairwood Blvd.

- 05 November – 2:00 PM – 6:00 PM – Notified Security that I was available. I was told about a black Mitsubishi that had been parked in the 16500 block of 147 Ave SE for some time. Area check including the above vehicle. I knocked on all the doors nearby and got no response. Traffic emphasis 14600 blk SE Fairwood Blvd. I checked on a subject who had fallen away from his walker on 140 Ave SE. I took him to his nearby home. Traffic emphasis at 14600 block of SE Fairwood Blvd. again. Traffic emphasis SE 175 pl/ 155 Ave SE. I returned to 16500 147 Ave SE and checked the houses again to see who owned the Mitsubishi and other illegally parked cars. Still no answer. I'll check again the next time I'm here.
- 07 November – 2:00 PM – 6:00 PM – Notified Security that I was available. Area check including the parked cars on 147 Ave. 1 tagged 3 vehicles and spoke to 2 neighbors.
- Traffic emphasis 14500 blk. SE Fairwood Blvd. Area check. Traffic emphasis 14700 blk. SE 172 pl.
- 11 November - I tagged 3 cars on the east side of 147th. I'll be back tomorrow and see if they've moved. I haven't been able to speak to the owners yet.
- 12 November – 2:00 PM – 6:00 PM – Notified Security that I was available. Area check of 16500 blk. of 147 Ave SE for vehicles I tagged last week. All vehicles I tagged were either gone or moved. Traffic emphasis 15200 block SE Fairwood Blvd. Area check. Traffic emphasis 14600 blk. SE Fairwood Blvd. 1 notice of infraction for speeding. Ticket notes and area check. Out of service.
- 14 November – 2:00 PM – 6:00 PM – Notified Security that I was available. Area check. Traffic emphasis 15200 block SE Fairwood Blvd. Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. Area check. Out of service.
- 19 November – 2:00 PM – 6:00 PM – Notified Security that I was available. I was told about a possibly abandoned vehicle near SE 169 and 143 pl. Area check including the above abandoned vehicle. Vehicle was found to be for sale. I called the owner and asked them to move the car into a driveway. Traffic emphasis 14700 block SE 172 PL. Area check. Traffic incident SE Fairwood Blvd. and 140 Ave SE. Disabled car with private tow on the way. Unable to move vehicle due to being electric. Area check.

Details from daily KCSO officer log, KCSO Deputy Michael Norris:

- 18 October – 8:30 AM – 12:30 PM – Area check and stop sign enforcement at SE Fairwood & 156th Ave SE. Area check and stop sign enforcement at SE Fairwood & 148th Ave SE. Area check and speed enforcement near 15609 SE 168th SE. Area check near 145th Ave SE & SE Fairwood.
- 25 October – 2:00 Pm – 6:00 PM – 151st Ave & SE Fairwood area check and stop sign enforcement. 156th Ave s & SE Fairwood Area check and stop sign enforcement. Se Fairwood Blvd & 148th Ave near Fairwood Elementary School. Stop sign enforcement and area check. SE Fairwood & 145th Ave SE. Speeding enforcement and area check.
- 30 October – 6:00 Pm – 10:00 AM – Checked in with security
- Area check and stop sign enforcement near 159th Pl & SE Fairwood. Area check and stop sign enforcement at SE Fairwood & 156th Ave SE. Attempted traffic stop on Gray Maserati for blowing through the stop sign at the intersection. He initially stopped before making a U-turn and speeding off at a high rate of speed. The license plate was []. This driver was driving very dangerously. After further investigation, I discovered this vehicle was recently stolen from the city of Covington. I've attached a picture of the vehicle. If anyone sees the vehicle in the area again, please notify the police immediately. Area check and stop sign enforcement at SE Fairwood & 148th Ave SE. Area check and speed enforcement at SE Fairwood & 145th Ave SE.
- 11 November – 8:30 AM – 12:30 PM – Area check and stop sign enforcement at SE Fairwood & 156th Ave SE. Area check and stop sign enforcement at SE Fairwood & 148th Ave SE. Area check near SE Fairwood & Allen Hunt Park. Area check and speed enforcement near SE Fairwood & 145th Ave SE. Traffic stop on black SUV []. Driver driving 34 mph in 25 mph zone while raining and wet. Driver to be cited.
- 13 November – 6:00 Pm – 10:00 AM – Area check and stop sign enforcement SE Fairwood & 156th Ave SE. Area check and speed enforcement at SE Fairwood & 145th Ave SE. Area check and stop sign enforcement SE Fairwood & 158th Pl SE. Area check and stop sign enforcement SE Fairwood & 150th Ave SE.

November '24 Vehicle Report

Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Finding	LINK	NEXT STEP/ACTION ITEMS
VLT-91-6708		2-4-24 AND CHRONIC	Commercial Vehicle - Trailer	Reported by homeowner	5/4/24		https://app.hoalife.com/accounts/3965/violations/946689	MOVED TO FINES
VLT-91-6711		2/4/24	Commercial Veh - Cargo Van	Cargo Van next to paint contractor	5/4/24		https://app.hoalife.com/accounts/3965/violations/916711	MOVED TO FINES
VLT-99-3111		11/8/24	Animal	Barking Dog	5 days after letter		https://app.hoalife.com/accounts/3965/violations/993111	RECIVED EMAIL COMPLAINT AS WELL AS THREE INCIDENT REPORTS TO SUPPORT VIOLATION. FIRST LETTER DATED 11/9 SENT.
VLT-87-0226		7/6/22	Commercial Veh - Large Cargo Van	Return Customer			https://app.hoalife.com/accounts/3965/violations/870226	CONVENED HEARING OCTOBER 23, 2024. COMMENCE FINES OF \$150/DAY IF NOT GONE BY 11/30/24.
VLT-95-8567		7/14/24	Commercial Veh	Car Collection			https://app.hoalife.com/accounts/3965/violations/958567	MOVED TO FINES
VLT-94-6044		7/14/24	Nuisance Vehcile	Car Collection			https://app.hoalife.com/accounts/3965/violations/958567	MOVED TO FINES
VLT-95-8565		7/14/24	Commercial Veh	White Van - Repeat Offender			https://app.hoalife.com/accounts/3965/violations/958565	MOVED TO FINES

Pacific Coast Security – Contract Oversight:

- Emphasis on open garage doors continues.
- We now have an especially trained and experienced security staff: John Meno, Rodney Gillespie, Legeniet Cezaire, Abdul Farah (new but experienced), and Dontre Matlock.
- We continue to work with PCS site manager and officers to improve the quality of Incident Reports.
- We plan to conduct a Request for Quote exercise for security services 1st quarter 2025.

Prepare for the holidays

Each year the Holiday Season comes with an increase in car break-ins, mailbox thefts, and the appearance of the all too familiar porch pirate. We would therefore like to remind everyone to:

1. Remove valuables from your vehicles and lock them up. Park your vehicles in a well-lit area.
2. Check your mail every day; do not let mail languish in the box.
3. Use a secure mailbox.
4. Do not send cash in the mail, and avoid sending gift cards, as they are the same as cash.
5. Consider "signature required" delivery for packages.
6. Scheduling package deliveries for times when you are at home, or route the package to your workplace, or an Amazon locker. You can register with UPS (and perhaps other carriers) to add special delivery instructions, such as "leave at back door".
7. Use timers or other controls for lights and decorations, rather than leave a house dark in the evening when away.



SAFETY SPOTLIGHT

Renton Regional Fire Authority

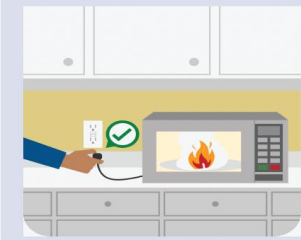
FIRE AND LIFE SAFETY EDUCATION

November 2024

Microwave Oven Safety

Many of us rely on our microwaves to heat up our thanksgiving leftovers. While the convenience of the microwave is something that we often take for granted, safety should not be. Following the safety tips below can prevent potential fires and painful burns.

- When purchasing a new microwave oven, make sure that it is listed by a qualified testing laboratory.
- Before using a new microwave oven, always read manufacturers operating procedures and safety precautions
- Always plug your microwave directly in to a wall outlet, never use an extension cord.
- When opening the microwave after cooking, open food slowly and away from face. Hot steam or hot food can cause burns.
- Food often heats unevenly in the microwave, stir and test before eating or giving to kids
- When reheating food, use only microwave safe materials.

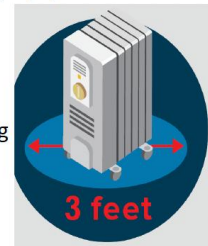


As you start to prepare your thanksgiving feast, be sure to keep fire safety top of mind while in the kitchen. According to the national fire prevention association, Thanksgiving is the peak day for home cooking fires, with unattended cooking being the leading contributing factor to these fires. As you start to prepare for the holidays, make sure to keep these Thanksgiving fire safety tips in mind:

- Be on alert! Stay in the kitchen while you are cooking.
- Keep anything that can catch fire (i.e oven mitts, paper towels, curtains, wooden utensils, dishtowels, etc) away from your stove top.
- Turn the stove burners off if you need to leave the kitchen or house for any period of time.
- Watch what you're cooking. If you see any smoke, turn the burner off.
- Never wear loose clothing or dangling sleeves while cooking.
- Turn pot handles towards the back of the stove to avoid bumping or pulling them over.
- Keep children away from the stove. Kids should stay three feet away from the stove while cooking.
- If there is an oven fire, turn off the oven and keep the door closed until it's cool.
- If you choose to deep fry a turkey- only fry a turkey outside and away from your home-not inside your garage, or on your porch. Do not overfill the oil in the turkey fryer and follow the manufacturer's instructions on use, including thawing your turkey thoroughly and maintaining control of the oil temperature.

Home Heating Safety Tips

As temperatures drop, you may start to rely on various types of heating equipment to warm your home. However, keep in mind that un-maintained or improperly used heating equipment can be dangerous. Did you know that half of home heating fires are reported during the months of December, January and February and heating equipment is one of the leading causes of home fires? You can take precautions to prevent most heating fires from happening. Be sure to have a qualified professional install central heating equipment and water heaters, and keep anything that can burn at least 3 feet from all heating equipment including portable space heaters, the furnace, fireplace or stove.



Common Property Committee: Nathan Popovich

Contacting Common Properties

- The appropriate way to get in touch with Common Properties is to send an email to contact@fairwoodgreens.org.
Attn: Common Properties
- The association does not monitor Facebook and other social media platforms.
- If you see something, say something. If you do not feel comfortable, please contact security at (206) 573-4114

Damaged Road & Street Signs

- Damaged or missing street signs should be reported to King County Roads and Maintenance. Due to the high volume of damage across the County, the more calls and emails, the more likely it will get attention sooner.
- Email – maint.roads@kingcounty.gov
- Phone – (206) 477-8100

Entrance at Fairwood Blvd & 140th Ave SE

- On November, 30th at 9:00am volunteers put up the holiday lights at the entrance on 140th Ave SE
 - Should you notice any lights malfunctioning please send an email to contact@fairwoodgreens.org

Allen Park

- Our parks are for Fairwood Green's residents and their guests.
- 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.
 - Dog Poop.... Pick it up!
- The day after the storm, Uyeta was there to clean up storm debris. Due to the volume of debris, the remaining will be removed in December.
- Two days following the storm, Uyeta removed a tree that fell into the park.

Play Equipment Replacement

- The subcommittee continues to meet on a monthly basis.
- The swings will be moved away from the pickleball court and the footprint of the existing play equipment area will be expanded to include two toddler swings, two saddle swings, and an ADA compliant swing.
- Construction will begin in January. The expected time of completion is the middle of March 2025.
- Pictures, drawings, and information can be found on the website www.fairwoodgreens.org/ under the Documents tab -> Park Improvement Projects.
- Watch for updates on our Facebook page and email communications. The website will be updated with more information as we proceed.

Pickleball Courts

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - Weekdays from 8:00 am-dusk
 - Weekends from 9:00 am-dusk
- The courts are for residents and their guests. Residents must be present for guests to play.
- Do NOT hit pickleballs off of the shed. This adds an unnecessary amount of additional noise to our adjacent homeowners.
- Do NOT trespass on homeowner property to retrieve pickleballs.
- Clothes on the fence – in the past, patrons had 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

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:

- Weekdays from 8:00 am-dusk
- Weekends from 9:00 am-dusk
- Please remove garbage! This basketball court is the most heavily littered area of the park.

Toddler Park

- A safety assessment was completed and any issues related to the equipment were addressed.
- Two new benches were ordered and will be installed.
- A load of Screened Arborist Chips is needed for the hillside between the two play areas. These chips are not available to be blown in. Volunteers will be needed to move chips from the road to the hill. Once the benches arrive communications will be sent out by email and our Facebook page to coordinate a work party.

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 would like to discuss improvements to a specific cul-de-sac please send an email to contact@fairwoodgreens.org, Attn: Cul-de-sacs
 - Communications now ensure things are budgeted appropriately for next year.
- Homeowner volunteers are 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. The association has 26.

Storm Water Retention Ponds

- In the past, the county had been maintaining the retention pond twice a year. Due to budget cuts, they will not be maintaining this area moving forward.
- Now that it has been cleared, it will be worked into the maintenance contract in April of 2025. Should they need attention, please send an email to contact@fairwoodgreens.com

Volunteer Opportunities/Open Actions

TBD – Bench installation and bark spreading at Toddler Park

1/11 – Holiday lights come down, hot chocolate, cookies – 10 volunteers needed

Cul-de-sac improvements (Pending volunteer availability)

Laying ground cloth and spreading bark for weed prevention above Madsen Creek crosses 155th Ave SE (Pending volunteer availability)

Putting new flags on poles and putting up flags (2nd weekend in May, 2025)

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

No updates at this time.

External Affairs: Brian Davisson

No updates at this time.

Vehicle Monitoring Committee: Bernell Zorn
No updates at this time.

Communications Committee: Barbara Young
Continuing to work on consistency with written communications, will have an update for the next meeting.

Active Work

Beneficial Ownership Identification Registration for the Association: The Board discussed the new requirement as outlined in the Corporate Transparency Act (CTA) requiring the Association to file with the Beneficial Ownership Identification registration before January 1, 2025. Board members were encouraged to sign up for their FinCen Registration.

Trustee Eligibility:

At the October 2024 monthly Board meeting, a claim was made that Mr. Zorn, who was elected to fill a Board position, was ineligible because he was not an owner of a home in the community. He was and is a resident in the community. This claim was based upon a provision in our Bylaws stating that Trustees must be fee simple owners of property in the community.

The Board and legal counsel reviewed the facts and the governing documents on this question. Article VI of our Articles of Incorporation states that "Board members are not required to be members of the Association." The Association's legal counsel advises us that provisions in the Articles of Incorporation supersede conflicting provision in the Bylaws.

Accordingly, the Board has determined that Mr. Zorn is eligible to hold a Trustee position and is therefore a legitimate, continuing member of the Board of Trustees. He will continue to fill that position.

December Board Meeting: Due to the December board meeting falling on Christmas Eve, the Board agreed to skip the December meeting.

The meeting adjourned at 8:30 p.m. The next meeting will be held on Tuesday, **January 28th 2025**, and will begin at **7:00 p.m.**