

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
January 28, 2025

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, Steve Jackson, Lisa Lord, Nathan Popovich, Mark Powell, Brian Schanz, Barbara Young and Bernell Zorn. Brian Davisson was absent. Eight homeowners attended the meeting.

Government/Guest Reports to the Board

King County Sheriff's Department – Deputy Sam Shirley

Officer Shirley informed the Board that Fairwood Greens HOA remains a safe place to live. He discussed a recent burglary in Fairwood Crest HOA, and reminded the homeowners that occupied burglaries are not common in the area, or in WA state. Officer Shirley advised that they are responding to more calls for stolen vehicle recoveries, and less calls for stolen vehicles. He discussed a recent ATM theft attempt at BECU where the people involved used a truck with a trailer, holding a tractor, and attempted to rip the ATM out of the ground. They were unsuccessful.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the November Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED. Minutes approved.**

Review of Annual Calendar: Jim Canterbury

Homeowner Comments

The Board always welcomes 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.***

A homeowner inquired about the length of time it takes to replace a street light bulb and was responded to by Lisa. A homeowner suggested re-naming the legal committee and raised concern about a non-homeowner holding a board position. Lisa addressed the concern. Several homeowners commented about a recent marketing email received by a board member. These concerns were addressed by Bernell, Lisa and Nathan.

Executive Committee: Lisa Lord

Recently in the Greater Renton community there have been reports of vehicle break-ins. A reminder to homeowners:

- Remove valuables from your vehicles and lock them up.
- Park your vehicles in a well-lit area.
- 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.

During the October monthly meeting, a homeowner questioned the validity of a newly elected Trustee. Upon further review and discussion with the Association's legal counsel, the Trustee is eligible to serve on the Board of Trustees. The Articles of Incorporation for FGHA, Section VI, states

"The affairs of this corporation shall be managed by a Board of not less than five (5) or more than nine (9) trustees, who need not be members of the Association."

Be advised that Fairwood Greens Homeowners' Association does NOT share or sell homeowner information.

Homeowner information provided to Fairwood Greens Homeowners’ Association is USED ONLY FOR OFFICIAL ASSOCIATION BUSINESS. Visit the FGHA website under FAQ section to learn more.

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 - December

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 50,794	\$ 50,794
Other Income	\$ (3,454)	\$ 4,520
Total Income	\$ 47,340	\$ 55,314
Expenses		
Security	\$ 37,836	\$ 38,655
Common Properties	\$ 3,355	\$ 4,408
Special Events/Community	\$ (2,157)	\$ 1,667
Utilities	\$ 96	\$ 1,340
Office	\$ 612	\$ 1,470
Professional Fees	\$ 9,867	\$ 8,462
Other	\$ 2,000	\$2,000
Total Expenses	\$ 51,609	\$ 58,002
Net Income/Loss	\$ (4,268)	\$ (2,688)

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

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 203,176	\$ 203,176
Other Income	\$ 22,960	\$ 18,080
Total Income	\$ 226,136	\$ 221,256
Expenses		
Security	\$ 149,110	\$ 154,620

Common Properties	\$ 13,315	\$ 17,632
Special Events/Community	\$ 308	\$ 6,668
Utilities	\$ 8,493	\$ 5,320
Office	\$ 5,380	\$ 5,880
Professional Fees	\$ 39,764	\$ 39,448
Other	\$ 8,000	\$ 8,000
Total Expenses	\$ 224,370	\$ 237,568
Net Income/Loss	\$ 1,766	\$ (16,312)

Balance Sheet as of December 31, 2024

Total Assets	\$ 298,916
Total Liabilities	\$ 37,161
Total Equity	\$ 261,755

Fairwood Greens Homeowners' Association
Special Assessment Expenses and Income Report - Allen & Toddler Park
12/1/23 to 12/31/24

Special Assessment Balance	
Accrued Income	\$ 532,500.00
Actual Income	\$ 527,530.00
Expenses	\$ 320,732.69
Balance	\$ 206,797.31

Finance Committee Goals

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

Jan Activities -

- Ongoing monitoring of Parks special assessment and projects
- Making progress on Account Receivables clean up and progress homeowner outstanding balances due to resolution. Legal actions taken on additional past due homeowners.
- 2023-2024 financial audits in progress.
- Commenced renewal of insurances process.

Legal Committee: Jim Canterbury

1. Discussed several payment and collection plans.
2. Discuss Beneficial Ownership Information Report (BOI)
3. Review of R&R for dues / assessment collection process due new laws.
4. Filed FWG HOA 2024 Annual Report with Washington Secretary of State.

***** Goal of the 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

For the safety of our community be sure to keep sidewalks clear of leaves, low hanging branches and debris. 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. 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

- Holiday lights are to be taken down by January 31st. Thank you for decorating and letting our neighborhood shine this past holiday season!
- 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
- Suspect a **water leak** please contact Cedar River Water and Sewer
 - Office 425-255-6370, Email - custsvc@crwsd.com

Inspection Summary Report November 25, 2024 – January 28, 2025

Properties

Number of Properties with Violations	62
Total Violations	64
1st Violation	63
2nd Violation	1

Violation Categories

Rules & Regulations - Animals	1
Rules & Regulations - Yard Maintenance	57
Rules & Regulations - Commercial Vehicles	5
Chronic/Repetitive - Commercial Vehicles	1
Closed Violations	1

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

Architectural Control Committee: Mark Powell

26 Dec 2024 to 26 Jan 2025

- 19 Approved Projects
- 3 Roof repair/replace
 - 8 Generator installation

- 1 Electric Vehicle Charging Station installation
- 3 Fence
- 1 Gutter
- 1 Window replacement
- 1 Garage door
- 1 Paint exterior

0 Unapproved Projects

0 ACC violations

1 Enquiries for guidance/clarification of rules/guidelines

- Approved roofing materials

Misc.

- ACC form submittal through HOALife 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):

	January 2025 Monthly Total	Dec 18 - Dec 24	Dec 25 - Dec 31	Jan 1 - Jan 7	Jan 8 - Jan 14	Jan 15 - Jan 21
Abandon Vehicles	1					1
Vehicles on sidewalks / crosswalks / yard	2				2	
Water leaks						
Alarm Calls Home/Vehicle						
Barking Dog	3		1		1	1
Emergency Response	2		2			
Fire						
Juvenile Problem	1					1
Loose Dog / Animal issue	2			1	1	
Noise Complaints						
Open Garages	8	0	0	1	5	2
Police Activities	1	1				
Property Vandalism / Theft of property	1		1			
Solicitors	6			1	3	2
Stolen Property/Mail						
Stolen Vehicle	1			1		
Street Lights						
Vehicle break-in	1			1		
Theft						
Trespassing						
Vacation Checks (daily average per shift)	14	14	15	17	11	12
Vehicle Accidents						
Vehicle Vandalism	4	4				
Wild Animals	1					1
Neighborhood Dispute						
Suspicious Person / Action	3	1		2		
Damaged Property						

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

- On December 19, 2024 at approximately 1:14 am - Security Officer Nicholas Harville, while on patrol received a call from a resident at said location, stated that she heard a loud bang outside and asked if the Security Officer could check it out. Upon arrival the Security Officer noticed three of the vehicles in the driveway had smashed out windows. The Hyundai in the driveway trunk was opened. The Security Officer also noticed a white Dodge Challenger across the street from said location with the windshield smashed in. The Security Officer contacted that resident who contacted the King County Sheriff’s Department. The police responded to said location Badge# 114051 and case number C24042228.
- On December 20, 2024 at approximately 10:41 pm - Security Officer Dontre Matlock while on patrol observed an older male wearing a black shirt, in a white ford focus driving parked in front of said location for approximately ten to fifteen minutes before driving off. The Security Officer claims the driver was acting suspicious and looking towards the front window of said location.
- On December 26, 2024 at approximately 4:52 pm - Security Officer Legeniet Cezaire while on patrol received a phone call from a resident that resides at said location and stated that he found his mailbox wide open this morning. He had also stated that he is reporting it to King County Non - Emergency number.

- On December 27, 2024 at approximately 9:45 am - Security Officer John Meno while on patrol was informed that two homes caught fire. Security Officer Tuli, who was on the graveyard shift, had reported it to Pierce County Dispatch and then the client (Steve Jackson) was notified approximately five-fifteen am.
- On December 29, 2024 at approximately 12:25 pm - Security Officer Rodney Gillespie while on patrol received a phone call from a resident, she had stated her husband has Alzheimer's and is missing. She went to bed at approximately one o'clock am and woke up at ten o'clock and he was gone. Shortly after he was found outside the home exposed to the weather all night. The medics are currently at the said location working on him.
- On December 30, 2024 at approximately 4:14 pm. Security Officer Legeniet Cezaire, while on patrol, received a phone call from a resident stating that his or her neighbor is leaving their dog out and is barking all day and night.
- On January 1, 2025 at approximately 10:57 am. Security Officer John Meno, while on patrol received a call from a resident that resides at said location. She stated that someone had stolen her dark green Honda Civic. She stated that she reviewed her ring camera, but was not able to see anything, due to a bush that was in the way. The vehicle was possibly stolen between midnight and six O'clock am. The resident reported this to the sheriff's department.
- On January 3, 2025 at approximately 4:14 pm. Security Officer Legeniet Cezaire while on patrol received a phone call from a resident stating that there was a male individual wearing a black jacket and khakis pants going door to door selling window services. The suspect was in a silver Lexus Sedan. The security Officer attempted to locate the suspect but was not able to.
- On January 4, 2025 at approximately 10:41 pm. Security Officer Dontre Matlock while on patrol was notified by a resident that they were on their way home from work, saw a Rottweiler in the middle of the road with a collar with no tags and no leash. Using social media, the resident was able to contact some other residents around the neighborhood and was able to find the owner of the dog. The dog owner lived slightly outside of Fairwood Green HOA. The resident was able to get the dog home safely.
- On January 5, 2025 at approximately 12:46 am. Security Officer Dontre Matlock, while on patrol, received a phone call from a resident that resides at said location. He had stated to the Security Officer that there was an SUV driving slowly in front of his house. The resident stated that it was too dark for him to see the make, model, or color of the vehicle. The resident claims that there were two individuals in the SUV getting in and out of the vehicle, while the third person was driving and stopping. The SUV was spotted heading towards the main road to Fairwood Blvd. The Security Officer tried locating the vehicle and had no luck.
- On January 5, 2025 at approximately 1:28 am. Security Officer Dontre Matlock received a call from a resident that resides at said location. The resident stated that there was a suspicious vehicle driving through the neighborhood. The Security Officer went to the last known location where this suspicious vehicle was spotted. As the Security Officer drove by, he had noticed the garage door was open at said location and there was a white Kia Sorento in the driveway with the trunk and passenger side door open. As the Security Officer approached the vehicle, he spotted the center console and glove department opened and emptied. The Security Officer knocked on the door of said location and the residents answered. They confirmed that their vehicle had been broken into. The resident stated that vehicle documents were stolen, and some non-essential items were missing. The clicker for the garage door was found in the center console and it was believed the suspects opened the garage door for the suspicious vehicle that was spotted to enter and take anything valuable. The resident stated that they could not find anything missing from the garage. The Sheriff Department was called.
- On January 6, 2025 at approximately 10:19 am. Security Officer John Meno, while on patrol, received a phone call from a resident that resides at said location. The resident stated that when he was entering his home, he turned around and saw a gray BMW parked across the street. The Security Officer was able to make contact with the suspicious person. The suspect stated that he is waiting to speak with the homeowners of the burnt homes. The suspect said that he will move closer to the burnt houses.
- On January 6, 2025 at approximately 1:27 am. Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident but was unsuccessful. The garage door was not secured.
- On January 9, 2025 at approximately 2:53 am. Security Officer Nicholas Harville, while on patrol observed a gray Toyota Highlander parked on the sidewalk between the golfing greens. The Security Officer approached the vehicle, and there was a person in the driver's seat who was leaned back and appeared to be sleeping. The Security Officer knocked on the window and there was no response. The Security Officer then called King County Non-

emergency and informed them of the situation. King County dispatch said they would send someone out to take a look.

- On January 10, 2025 at approximately 8:59 am. Security Officer John Meno, while on patrol observed a white Pontiac G5 4 door sedan parked on the sidewalk.
- On January 10, 2025 at approximately 1:41 am. Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, and there was no response. The garage door was not secured.
- On January 10, 2025 at approximately 11:50 pm. Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, and there was no response. The garage door was not secured.
- On January 11, 2025 at approximately 12:50 am. Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, and there was no response. The garage door was not secured.
- On January 12, 2025 at approximately 12:57 am. Security Officer Dontre Matlock, while on patrol, received a phone call from a resident. The resident informed the Security Officer that the resident dogs at said location are barking and howling in the back yard. The Security Officer talked to the resident at said location and asked them to try their best to keep the dogs quiet. The resident stated that they will try, and the dogs will be staying at a different home tomorrow.
- January 13, 2025 at approximately 7:09 am. Security Officer John Meno, while on patrol, received a call from a resident that resides at said location, and asked the Security Officer if he could help him scare off a raccoon that possibly is on the residents roof. The Security Officer arrived at said location and the resident, and the security officer went into the back yard and attempted to find the raccoon and were not able to.
- On January 13, 2025 at approximately 9:16 am. Security Officer John Meno, while on patrol observed a male wearing a black and gray hoodie, blue jean, white shoes, and a gray under shirt, going door to door dropping off business cards with ™ landscaping logo door to door. The Security Officer informed the suspect that there is no solicitation in the Fairwood Greens HOA. The suspect called for his ride and started walking out of the neighborhood.
- On January 13, 2025 at approximately 11:45 am. Security Officer John Meno, while on patrol observed a Male approximately 5'5" tall, wearing a green hat, brown pants, green jacket and black shoes. This suspect was going door to door dropping off business cards, with TM Landscaping LLC logo on it. The Security Officer informed the suspect that there is no soliciting in Fairwood Greens HOA. The Suspect started to walk out of the neighborhood.
- On January 13, 2025 at approximately 12:14 pm. Security Officer John Meno, while on patrol observed a male approximately 5'3" tall, wearing khaki pants, a brown hoodie, white shoes and a yellow reflective vest, going door to door dropping off business cards with A & M Landscaping logo on it. The Security Officer informed the suspect that there is no solicitation in the Fairwood Greens HOA. The suspect got into an old model white Chevy Pickup truck and left the neighborhood.
- On January 14, 2025 at approximately 12:41 am. Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, and there was no response. The garage door was not secured.
- On January 14, 2025 at approximately 12:46 am. Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, and there was no response. The garage door was not secure.
- On January 15, 2025 at approximately 10:32 am. Security Officer John Meno, while on patrol, received a phone call from a resident, residing at said location. The resident stated that she saw a bobcat in her back yard. The bobcat jumped over her fence and headed across SE 165th Pl. The resident called 9-1-1 and they transferred her to Animal Control, No one answered her call.
- On January 15, 2025 at approximately 10:45 pm, located at the Church Parking lot. Security Officer Nicholas Harville, while on patrol observed a male, approximately sixteen years of age, black hoodie, gray sweatpants, black / white Nike shoes. The teen appeared to be in emotional distress sitting next to the church on the west side. The Security Officer approached him, and tried to communicate with him, but he was having a hard time getting a response. The Security Officer stated to the teen that he would call the police to further handle the situation since they would be more equipped. The teen stated, " don't call the cops or I will run away". The teen started

communicating with the Security Officer. The Security Officer was trying to get more information about him such as name, address, etc. The teen told the security officer that he was contemplating ending his life. The Security Officer took time to give some life advice to him. After a while the teen agreed to walk home and seek help. The Security Officer last saw him walking South on SE 172nd Pl.

- On January 16, 2025 at approximately 3:17 pm. Security Officer Legeniet Cezaire, while on patrol, observed a female, wearing black pants, and a black jacket going door to door dropping off pamphlets (Unlock your homes full potential). The Security Officer told the female that there is no soliciting in the Fairwood Green HOA and that she would have to leave. The female left with no issues.
- On January 17, 2025 at approximately 1:49 am. Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, and there was no response. The garage door was not secured.
- On January 18, 2025 at approximately 10:43 am. Security Officer Dontre Matlock, while on patrol observed the garage door opened. The Security Officer attempted to contact the resident, and there was no response. The garage door was not secured.
- On January 18, 2025 at approximately 11:20 pm. Security Officer Dontre Matlock, while on patrol, received a call from a resident from said location. The resident stated that their neighbor lets their dog out and the dog begins barking. The barking is waking the resident and his family up. The Security Officer drove around the said location and could not hear any barking.
- On January 20, 2025 at approximately 2:53 pm. Security Officer Nicholas Harville, while on patrol, observed a white older model Subaru Legacy with expired tabs parked on the curb. This vehicle has been parked for well beyond 72 hours.
- On January 21, 2025 at approximately 12:52 pm. Security Officer John Meno, while on patrol, observed a male, wearing black jeans, black hoodie, black and white shoes, and a yellow reflective vest going door to door dropping off business cards. The Security officer informed the man that there is no soliciting in the Fairwood Greens HOA and needs to leave. The man started walking towards the Candlewood neighborhood HOA.

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 abandon 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:

- 12/19/24 – 2:00PM – 6:00PM – Area check. Traffic emphasis SE 166 Ct/ 162 Ave SE. Area check. Traffic emphasis 15200 SE Fairwood Blvd.
- 12/26/24 – 5:30AM – 9:30AM – Area check. Traffic emphasis 14600 blk. SE Fairwood Blvd. **1 warning for speeding.** Traffic emphasis SE 175pl/ 155 Ave SE.
- 1/7/25 – 2:00PM – 6:00PM – Area check. Traffic emphasis 15200 SE Fairwood Blvd. Area check. Traffic emphasis 14700 blk. SE 172pl.
- 1/9/25 – 2:00PM – 6:00PM – Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. **1 warning for speeding.** Area check. Traffic emphasis 15200 SE Fairwood Blvd.
- 1/16/25 – 2:00PM – 6:00PM – Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. 2 warnings for speeding. **1 warning for defective equipment.** Traffic emphasis 14300 block SE Fairwood Blvd.
- 1/21/25 – 2:00PM – 6:00PM – Area check. Traffic emphasis SE 166 ct./ 160 pl SE. Area check. Traffic emphasis 14300 blk SE Fairwood Blvd. 1 notice of infraction for speeding. Area check.

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

- 12/23/24 – 6:00AM – 10:00AM – Area check near 15000 SE Fairwood. Area check and stop sign enforcement 156th Ave se & SE Fairwood. Area check and stop sign enforcement 148th Ave SE & SE Fairwood near Fairwood Elementary. Area check and speed enforcement at 145th Ave SE & SE Fairwood
- 1/15/25 – 6:00AM – 10:00AM – Area check near 15000 SE Fairwood. Area check and stop sign enforcement 156th Ave S & SE Fairwood. Area check and stop sign enforcement 172nd PI SE & SE Fairwood. Area check and speed enforcement SE Fairwood & 145th Ave SE
- 1/20/25 – 7:30AM – 10:30AM – Stop sign enforcement at SE Fairwood & 156th Ave SE. Stop sign enforcement and area check. SE Fairwood & 148th Ave SE. Speed enforcement SE Fairwood & 145th Ave SE. Traffic stop on silver sedan, [__]. **Driver going 10 miles over speed limit. Cited.** Area check near 145th Ave S & SE Fairwood and Allen Park.

January '25 Vehicle Report

Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Finding	LINK	NEXT STEP/ACTION ITEMS
Waived Inspection/ Compliance		12/17/24	Commercial Veh	PSE Electrical Truck		Sent notification to homeowner via email		WAIVED VEHICLE COMPLIANCE - PSE FIRST RESPONDER -
VLT-95-8567		7/14/25	Commercial Veh	Car Collection		IN-WORK	https://app.hoalife.com/accounts/3965/violations/958567	PICKUP WITH RACK GONE AS OF 11/9/24. FINE POSTED TO ACCOUNT.
VLT-94-6044		7/14/25	Nuisance Vehcile	Car Collection		IN-WORK	https://app.hoalife.com/accounts/3965/violations/958567	KCSO CONDUCTED TAG-AND-TOW9-17/9-18 ... CARS ROLLED. BOARD CHOSE TO LET FINES RUN UNTIL REFERRAL TO LEGAL. FINE POSTED TO ACCOUNT. ACCRUED FINE AT AS OF JAN 1ST IS \$9820.
VLT-100-2566		7/14/25	Commercial Veh	White Mecedese cargo van	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002566	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024
VLT-100-2569		1/5/25	Commercial Veh	Const Co Cargo Van type commercial vehicle	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002569	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024
VLT-100-2567		1/5/25	Commercial Veh	Pickup with bed mounted rack	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002567	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024
VLT-100-2571		1/5/25	Commercial Veh	White cargo van	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002571	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024
VLT-100-2568		1/5/25	Commercial Veh	Fire Supression - Cargo Van	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002568	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024

Pacific Coast Security – Contract Oversight:

- Emphasis on open garage doors after 10 PM continues.
- We continue to work with PCS site manager and officers to improve the quality of Incident Reports.
- Began Request for Quote planning exercise January 21st 2025, more to come.



SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

January 2025

Winter Heating Safety

As temperatures continue to drop, people will begin using heat sources to keep warm this winter. Follow the tips below to stay safe while you keep warm this winter:

- Have a qualified professional install water heaters and heating equipment according to the local codes and manufacturer's instructions.
- To prevent CO buildup, keep fuel burning appliances and engines, such as furnaces, fireplaces, and portable generators, properly vented.
- Never use your oven to heat your home.
- Have your chimney inspected and cleaned annually by a professional. Chimneys can be blocked by debris which can cause CO to build up in your home.
- If using a portable generator to help heat your home, ensure that the generators is used outside and away from any windows or vents.



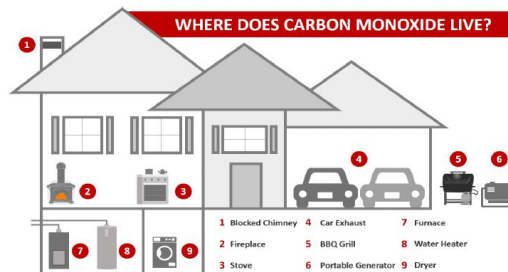
Protect Yourself from Carbon Monoxide Poisoning.

What is Carbon Monoxide?

Carbon Monoxide, also called CO, is an odorless, colorless, tasteless gas that is created when fuels, such as gasoline, wood, coal, natural gas, propane, oil and methane, burn incompletely. CO is often called the "invisible killer" because, when inhaled, high levels of CO can be fatal and cause death within minutes. Potential sources of Carbon Monoxide in the home include heating and cooking equipment that burn fuel such as gas heaters/furnaces, water heaters, gas stoves, grills and fireplaces. Vehicles running in a garage attached to the home can also produce hazardous levels of carbon monoxide.

Poisoning Symptoms:

CO poisoning occurs when a person is exposed to large amounts of Carbon Monoxide which causes Carbon Monoxide to build up in the blood. Symptoms of CO poisoning can include shortness of breath, nausea, dizziness, light headedness or headaches, and confusion. These symptoms can occur when a person is exposed to large amounts of CO in a short amount of time or small amounts of CO over a long period of time. Children, the elderly, pregnant women, and people with chronic lung or heart disease are in greater danger of CO poisoning. Anyone exposed to Carbon Monoxide or exhibiting symptoms of Carbon Monoxide poisoning should get to fresh air and seek medical attention immediately.



CO Alarms

Install and maintain CO alarms inside your home to provide early warning of CO. CO alarms should be installed outside of all sleeping areas in a central location and on all levels of the home. Be sure to choose a CO alarm that is listed by a qualified testing laboratory and follow manufacturers instructions for the mounting height and placement. If your CO alarm sounds, move outdoors then call 911.



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

Entrance at Fairwood Blvd & 140th Ave SE

- A volunteer replaced one of the flood lights on the North monument
- A volunteer replaced one of the malfunctioning timers controlling the South monument lights
- Volunteers removed the remaining Holiday Lights
 - Replacement lights will be ordered this summer pending available budget

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!
- A volunteer treated the pathway for moss

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 was postponed due to contractor availability and is now scheduled to begin in February. The expected time of completion is the middle of April 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:
 - o Weekdays from 8:00 am-dusk
 - o 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:
 - o Weekdays from 8:00 am-dusk
 - o Weekends from 9:00 am-dusk
- Please remove garbage! This basketball court is the most heavily littered area of the park.

Toddler Park

- Volunteers needed February 22nd at 10am. We will spread arborist screened chips and install two new benches. Please bring gloves, a rake, and a wheelbarrow. We will have chips delivered on the street the day before and a tractor to load wheelbarrows.
- The two new benches have arrived and are ready to be assembled and 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.

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

- Volunteers needed February 22nd at 10am at Toddler Park. We will spread arborist screened chips and install two new benches. Please bring gloves, a rake, and a wheelbarrow. We will have chips delivered on the street the day before and a tractor to load wheelbarrows.
- Cul-de-sac improvements (Pending homeowner communication and volunteer availability).
- Laying ground cloth and spreading bark for weed prevention above Madsen Creek crosses 155th Ave SE (Targeting March 2025, pending volunteer availability).
- Putting new flags on poles and putting up flags (May, 2025).
- Common Properties is coordinating with the Cub/Boy Scouts to remove and properly dispose of the old flags. They will also put the new flags on the poles so they can be ready to go up mid-May.

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**

- December 22 Station 17 of the Renton Regional Fire Authority drove through the community with a firefighter dressed as Santa. The team driving stated we had a good turnout with families outside excited to wave hello. This is at no cost to the community, so we encourage those who enjoyed Santa on the firetruck to send their thanks to Station 17. You can connect with them by sending an email or clicking on the link to their social platforms at the bottom of this page: <https://rentonrfa.com/contact/>

- Requests for bids are being sent to providers for Last Splash. These will then go to the other members of the committee for consideration and final selection.
- I would like to make an adjustment to the traditional summer event schedule. Below is what I am proposing to the board and community. By hosting 3 concerts instead of 4, this will open up more of the budget to Last Splash, which I believe is greatly needed for things such as hiring professional staff to monitor the inflatables/games. Last year there was feedback from individuals having concerns or questions regarding the use of the inflatable toys that I and the other volunteers did our best to answer but often required us to find a staff member of the rental company. There was also difficulty and stress for our volunteers to monitor the safety and security of the participants who are their neighbors, which provided for some uncomfortable interactions.

2024		2025	
4-Aug	Concert	3-Aug	Concert
11-Aug	Concert	10-Aug	Concert
18-Aug	Concert	17-Aug	Concert
25-Aug	Concert	24-Aug	Last Splash
8-Sep	Last Splash		

External Affairs: Brian Davisson

Fairwood Community United Methodist Church code violation

County has the code enforcement status listed as closed (locked) as of 12/20/2024 with the county. No details provided on outcome.

<https://aca-prod.accela.com/kingco/Default.aspx>

ENFR24-0892 Housing refugee seekers without the required permits- Conditional Use Permit Code Enforcement Case Record Status: Closed

Renton Regional Fire Santa Visit

Initiated communication with Ashlinn Phipps (aphipps@rentonrfa.org) with Renton Regional Fire to help coordinate Fairwood Greens Santa Engine visit. Handed off communications to Barbara to finalize plan and coordinate.

Vehicle Monitoring Committee: Bernell Zorn

As we kick off the new year, I want to share updates and reminders regarding ongoing vehicle-related concerns in our neighborhood:

1. **Sidewalk Parking**
Sidewalk parking continues to be a problem, particularly in the Spanish Hill area. This creates safety risks for pedestrians and may cause unnecessary wear and tear on our walkways. Please ensure vehicles are parked in designated areas and not on sidewalks to maintain accessibility for everyone.
2. **Commercial Vehicles**
We've seen an increase in commercial vehicles in the neighborhood. If you own or operate a commercial vehicle, please review and adhere to the HOA's guidance regarding their storage and use within the community. Your cooperation helps preserve the aesthetic and harmony of our neighborhood.
3. **RV and Trailer Guidelines**
With camping season approaching, we remind residents to follow HOA guidelines for RV and trailer parking. If you need to park your RV or trailer for longer than the allotted time, please reach out to the HOA to request a variance in advance. This ensures everyone can enjoy their recreational activities without any issues.

We appreciate your cooperation in addressing these matters and keeping Fairwood Greens a safe and welcoming place for everyone.

Communications Committee: Barbara Young

- The January newsletter was sent out with semi-annual dues letter.

- Expecting to have updated communication pieces to Jim by the end of February for future use (ex: notice letter of violating a CCR, etc.).

Active Work

MOTION: To approve and adopt the revised Assessment Due Dates/Delinquency Notice Process. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED. Approved.**

MOTION: To approve and adopt the revised Assessments Collection Procedure/Policy. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED. Approved.**

The meeting adjourned at 8:08 p.m. The next meeting will be held on Tuesday, **February 25, 2025**, and will begin at **7:00 p.m.** There will be a meet and greet with coffee, tea and cookies at **6:30 p.m.**