

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
July 22, 2025

Vice President Nathan Popovich 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, Nathan Popovich, Mark Powell, Brian Schanz & Barbara Young. Lisa Lord & Bernell Zorn were absent. Four homeowners attended the meeting.

Government/Guest Reports to the Board

None

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the June Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 7-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 boundary lines for the Association, referring to a map of FGHA. Steve addressed this question and offered to provide a map to the homeowner.

Executive Committee: Lisa Lord

The Board of Trustees would like to say THANK YOU to those who work to keep the trash out of our parks. This is greatly appreciated.

These issues receive the highest concerns among homeowners.

- Monitor your pets! Keep dogs on leashes throughout the community and particularly within our parks. Remove feces to your own trash receptacle. It is recommended that homeowners contact Security if you see pets off leash.
- Keep pathways clear. Do not park on sidewalks.
- Overgrowth of vegetation on sidewalks.
- Mind traffic speed. All of Fairwood Greens is 25 MPH

Homeowners interested in being a candidate for the 2025-2026 board of Trustees September election, submit inquiry to Contact@fairwoodgreens.org

Be advised that FGHA has only one official Social Media page on Facebook, 'Fairwood Greens Homeowners' Association News Group'. This site is for posting news and information regarding Fairwood Greens from the Board of Trustees. Should you have a question or concern, contact us directly at contact@Fairwoodsgreens.org FGHA has NO social media presence on other sites such as Instagram, Tik Tok or X.

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

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 - June

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 9,895	\$ 4,520
Total Income	\$ 66,122	\$ 60,748
Expenses		
Security	\$ 35,923	\$ 38,991
Common Properties	\$ 2,983	\$ 4,408
Special Events/Community	\$ 5,206	\$ 1,667
Utilities	\$ 104	\$ 1,340
Office	\$ 1,178	\$ 1,470
Professional Fees	\$ 15,309	\$ 9,212
Other	\$ 2,000	\$2,000
Total Expenses	\$ 62,703	\$ 59,088
Net Income/Loss	\$ 3,419	\$ 1,660

**Year to Date Income and Expense Report
 (September 1, 2024 to June 30, 2025)**

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 540,544	\$ 540,544
Other Income	\$ 65,869	\$ 45,200
Total Income	\$ 606,413	\$ 585,744
Expenses		
Security	\$ 380,127	\$ 388,566
Common Properties	\$ 33,207	\$ 44,080
Special Events/Community	\$ 9,573	\$ 16,670
Utilities	\$ 9,533	\$ 13,360
Office	\$ 14,840	\$ 16,700
Professional Fees	\$ 99,608	\$ 90,970
Other	\$ 20,000	\$ 20,000
Total Expenses	\$ 566,888	\$ 590,346
Net Income/Loss	\$ 39,525	\$ (4,602)

Balance Sheet as of June 30, 2025

Total Assets	\$ 364,014
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Total Liabilities	\$ 396,904
Total Equity	\$ (32,890)

Fairwood Greens Homeowners' Association	
Special Assessment Expenses and Income Report - Allen & Toddler Park	
12/1/23 to 5/31/25	
Special Assessment Balance	
Accrued Income	\$ 532,500.00
Actual Income	\$ 529,660.00
Expenses	\$ 459,929.44
Balance	\$ 69,730.56

Finance Committee Goals

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

July 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.
4. Continue budget preparation for 2025-2026 fiscal year (Sept 2025 – Aug 2026)
 5. Investigating the impact of new WA State sales tax law on services.

Legal Committee: Jim Canterbury

- Discussed several Liens, Payment and Collection plans.
- Request guidance on several questions from Homeowner.

***** 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. Trees and shrubs should be kept pruned so they don't encroach sidewalks, interfere with light from lampposts and prevent visibility of pedestrians or traffic at intersections.

The Property Maintenance Committee will continue to address moss on property (which includes roofs, driveways, landscape, etc.) along with overgrowth, downed branches, and basic yard maintenance.

There have been some questions about who is responsible for what regarding sidewalks. The homeowner is responsible for the aesthetic appearance of their sidewalks. This includes weeds, debris (leaves and pine needles, etc.) and the encroachment of plants, trees, and bushes. King County is responsible for the structural condition of the sidewalk (concrete).

Remember with the hot summer months here, help prevent fires by removing your dead and dying vegetation. Make sure to keep these along with weeds, leaves and grass clipping away from your house.

- The Property Maintenance Committee follows a set process for routine inspections and resolution of non-compliance issues.
- Reports of non-compliance provided to the Property Maintenance Committee by members of the community are investigated and appropriate action is taken.
- Action taken regarding non-compliance may or may not be provided back to the initial reporter. The Property Maintenance Committee protects the privacy of all homeowners and does not share information without the homeowner's permission.
- Homeowners that do not respond to or take active steps towards resolution to the requests(s) of the Property Maintenance Committee may have further action taken.

Complete Rules and Regulations are available on our website. www.fairwoodgreens.org

Friendly reminders

- Vehicles, trailers, RV's and boats are not to be stored in your yard or at the side of your house.
- 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
- Person a **water leak** please contact Cedar River Water and Sewer
 - Office 425-255-6370, Email - custsvc@crwsd.com
- Washington State Pest Management Association
 - Consumer Feed Back Form – Reporting Unethical Sales Practices
 - https://www.wspma.com/aws/WSPMA/input_form/display_form_01_show?form_no=19&host=retain&contact_id=3512870

Greeter's Report: 2 new homeowners have been greeted.

Architectural Control Committee: Mark Powell

21 June 2025 to 18 July 2025

21 Approved Projects

- 4 Roof repair/replace
- 2 Fence
- 9 Exterior paint
- 3 Deck
- 1 Landscaping
- 2 Windows replace

1 In process/evaluation

0 Unapproved Projects

0 ACC violations

2 Enquiries for guidance/clarification of rules/guidelines

- Potential buyer looking for more detail on Electric Vehicle charging stations
- Guidance on fence requirements for fairway lots

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):

	July 2025 Monthly Total	June 18 - June 24	June 25 - July 1	July 2 - July 8	July 9 - July 15
Abandon Vehicles	1		1		
Vehicle Parking / Speeding Violations	3	1		1	1
Barking Dog	0				
Break-In	1			1	
Juvenile Problem	2	1		1	
Loose Dog / Animal issue	6	4		2	
Noise Complaints	10	3	4	3	
Open Garages	17	5	3	6	3
Police Activities	1	1			
Stolen Property/Mail	1			1	
Tresspassing	1				1
Vacation Checks (Average checks per shift)	9	4	12	11	8
Vehicle Accidents	1	1			
Suspicious Person / Action	3			1	2
U HAULS / Carog utility trailers	1		1		
Found Object	1	1			
Gun Shots	1	1			
Water issues	1			1	

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

- On June 18, 2025 at approximately 10:31 pm, Security officer Abubakar Shehu, while on patrol received a call from a resident, stating there was a lot of noise, sounding like a little boy coming from said location. The Security Officer arrived at said location. The Security Officer arrived at said location and spoke with the resident to make sure everything was okay. The resident stated everything was okay and apologized for his son who is autistic.
- On June 18, 2025 at approximately 10:56 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- On June 18, 2025 at approximately 11:12 pm, Security Officer Abubakar Shehu, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured.
- On June 19, 2025 at approximately 1:11 am, Security Officer Abubakar Shehu, while on patrol, observed the garage door open. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured.
- On June 19, 2025 at approximately 1:15 pm, located at Toddlers Park. Security Officer John Meno, while on patrol, received a text regarding a couple of boys at said location, riding their bikes on the wood chip area and building a ramp to jump off from the wooded area of the park. The Security Officer arrived at said location and spoke with the two boys. The Security Officer read the rules of Toddler Park, and it states bicycles are allowed in the park, but nothing stating about building a ramp. The Security Officer told them they can ride their bicycles but not to build a ramp. The boys continued riding their bikes in the park trails.
- On June 20, 2025 at approximately 4:15 am, Security Officer Dontre Matlock, while on patrol, received a call from a resident regarding loud screaming coming from his / her neighbor, and was woken up. The Security Officer arrived at said location. The Security Officer arrived at said location, the Security Officer knocked on the door several times and tried contacting the resident by phone and there was no response. The Security Officer did hear a TV on this was very loud.
- On June 20, 2025 at approximately 9:17 am, Security Officer John Meno, received a call from a resident stating that she had spotted a wolf in her back yard. The Security Officer arrived at said location, and the resident showed the Security Officer where the wolf was and what direction the wolf took off. The security Officer proceeded to take a look around the premises and found nothing. Then the Security Officer proceeded to the next cul-de-sac and also found nothing, he walked onto the golf course property and found nothing. The Security Officer called the Washington Fish and Wildlife agency and spoke to a representative, and the representative will fill out the necessary paperwork and file the incident.
- On June 20, 2025 at approximately 1:42 pm, Security Officer John Meno, while on patrol, received a call from a concerned resident, stating that she heard what sounded like a gun shot behind her house. The Security Officer went to said locations and could not find or hear anything. The Security Officer talked with another resident around said location and asked if he had heard anything. That resident said yes, and it sounded like it came from behind his house. The Security Officer patrolled the area and did not find or hear anything.
- On June 20, 2025 at approximately 3:12 pm, Security Officer Adam NuHu, while on patrol, was flagged down by a resident, stating they spotted two coyotes in his back yard. The Security Officer tried contacting animal control but was unable to reach anyone. The Security Officer chased the coyotes away with a stick and told the resident to contact him if they returned.
- On June 21, 2025 at approximately 1:21 am, Security Officer Dontre Matlock, received a call from a resident stating that he heard a sound of a car crash outside of his home. The resident went to investigate and saw a brown Buick LeSabre crashed into the bushes in his front yard. The resident checked to see if the driver was hurt, and he was not. The resident stated that the driver seemed dazed and confused where he was. The driver claimed that he was trying to drive to work and he doesn't know how he ended up in the bushes. At this point a resident of Fairwood greens that was driving a red vehicle pulled over to talk to them and claimed that they saw what happened. They stated they were behind the person, and he seemed to be driving normal and then started drifting off the road. The police arrived and took everyone's statement and called a tow truck. The driver of the Buick was free to go and was picked up by a family member.

- On June 21, 2025 at approximately 7:48 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident, regarding a dog barking for hours. The Security Officer arrived at said location and here was a dog barking. The Security Officer rang the doorbell and there was no response. The Security Officer called the resident and left a message regarding the dog barking in their home. The dog is still barking.
- On June 21, 2025 at approximately 10:30 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident regarding a lot of noise (party) coming from said location. The Security Officer went to said location and spoke with the resident. The resident assured the Security Officer that they will keep the noise down.
- On June 23, 2025 at approximately 11:30 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident regarding a barking dog coming from the neighbor's house at said location. The Security Officer talked with the resident with the dog. The resident apologized and said he would get the situation under control.
- On June 24, 2025 at approximately 1:06 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 there was no phone number listed, and the resident did not respond. The garage door was not secured.
- On June 24, 2025 at approximately 11:27 am, Security Officer John Meno, while on patrol observed a solicitor (Pedro G. Landscaping) going door to door dropping off business cards. The security Officer approached the person and told him there is no soliciting in Fairwood Greens HOA. The person left the neighborhood.
- On June 24, 2025 at approximately 2:01 pm, Security Officer John Meno, while on patrol, observed a blue Toyota Prius (WA Plates) parked on the sidewalk.
- On June 24, 2025 at approximately 11:03 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- On June 25, 2025 at approximately 5:32 pm, Security Officer Adam Nuhu, while on patrol, received multiple calls regarding a male individual screaming for help around said locations. The residents are not sure what resident it is coming from. Some residents speculated it might come from a caregiver home. The Security Officer drove around the said location and even went to the caregiver home and could not find anything. One of the caregivers told the Security Officer that everything was fine there and they did not hear anything.
- On June 26, 2025 at approximately 1:43 am, Security officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured.
- On June 27, 2025 at approximately 11:27 am, Security Officer John Meno, while on patrol, observed a solicitor (Chadley Landscaping) going door to door dropping off business cards. The Security Officer informed him that there is no soliciting in Fairwood Greens HOA. The person called someone to pick him up.
- On June 28, 2025 at approximately 10:36 pm, Security Officer Dontre Matlock, received a phone call from a resident, stating that there is loud music coming from said location in the late hours. The Security Officer arrived at said location and talked to the homeowner about the music being loud. The homeowner apologized and said he would turn it down.
- On June 28, 2025 at approximately 11:39 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident, stating that there was shouting coming from somewhere around said location. The Security Officer drove around said location and saw a couple of teenagers ages between sixteen and eighteen, sitting outside of a couple of cars chatting. The Security Officer asked the teenagers if they could keep the noise down. The teenagers said they would and would leave shortly.
- On June 29, 2025 at approximately 12:28 am, Security Officer Dontre Matlock, while on patrol, received a call from a resident, stating that he was awakened by the sound of fireworks coming from his backyard, and hearing loud music from said location. The Security Officer arrived at said location and talked to the resident. The resident stated that he would turn down the music, but they were not setting off fireworks.
- On June 29, 2025 at approximately 10:40 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident, and stated that one of his neighbors was setting off fireworks and was having a large get together, and running up and down the street. The Security Officer arrived at said location and spoke with the teenagers. The Security Officer told them that residents are complaining about the noise, and they need to keep it down. The Security Officer did not see any fireworks.

- On June 30, 2025 at approximately 9:53 am, Security Officer John Meno, while on patrol, received a call from a resident, regarding a Cargomate trailer parked in the driveway of said location. This Cargomate trailer has been there for a month.
- On July 1, 2025 at approximately 2:53 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 the resident did not respond. The garage door was not secured.
- On July 1, 2025 at approximately 10:43 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secure.
- On July 1, 2025 at approximately 1:52 pm, Security Officer John Meno, while on patrol, received a call from a concerned resident. The resident stated that there were two white male solicitors going door to door being very aggressive. The Security Officer patrolled around said location for a while and could not locate the persons.
- On July 2, 2025 at approximately 8:09 pm, located at Allen Park. Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, stating that there is a group of minors riding electric bikes inside the Allen Park. The Security Officer arrived at said location and spoke with these individuals and the individuals left. The Security Officer could not get their information.
- On July 3, 2025 at approximately 10:20 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident reporting that his neighbors three houses down at said location had a barking dog. The Security Officer went to said location and talked with the dog owner. The dog owner stated that the dog was scared of the fireworks that was going on and was trying to calm the dog down. The dog owner apologized. The Security Officer notified the concerned resident of the situation.
- On July 4, 2025 at approximately 12:01 am, Security Officer Dontre Matlock, while on patrol, received a call from a resident, stating that there were some high school students, in a white four door vehicle on the corner of SE 164th and 160th PI SE setting off fireworks. The Security Officer arrived at said location and could not find the persons. The resident called the Security Officer back and stated that the persons had left. The Security Officer will keep an eye out for the persons on his patrol.
- On July 4, 2025 at approximately 10:17 am, Security Officer John Meno, while on patrol, observed a gray Toyota Tacoma (TX Plate []) was parked in front of said location, and now it is parked in front of [], just to the left of [].
- On July 4, 2025 at approximately 3:49 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident, stating someone attempted to break into his home through the back door, but couldn't. The resident stated he did not pay attention to the person's description and the type of bike they were riding. The resident also stated that the incident occurred 5 or 7 minutes before he reached out to security. The Security Officer conducted a thorough patrol around the premises and the neighborhood and did not see any individuals on a bike.
- On July 4, 2025 at approximately 11:32 pm, SE Security Officer Dontre Matlock, while on patrol, observed the resident at said location setting off fireworks. The security Officer approached the persons and informed them that fireworks are not permitted by Fairwood Greens HOA and by King County. The person asked the Security Officer if he was going to remind other residents of this rule. The Security Officer informed the person that he will.
- On July 6, 2025 at approximately 7:00 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a concerned resident, stating that there is an older man who has been parked and in his vehicle for some time. The Security Officer arrived at said location and spoke to a nurse at this residence, and she stated that the person's wife has been admitted at the home care, and he always comes to visit. The nurse stated that they have told him to stop coming because he has dementia and is very fragile. The person did eventually leave.
- On July 7, 2025 at approximately 10:57 pm, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The security Officer could not contact the resident. The garage door was not secured. There is no phone number on the list.
- On July 7, 2025 at approximately 11:14 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident, stating that he was awakened late at night by the sound of loud music and shouting coming from his neighbors at said location. The Security Officer arrived at said location but was not certain on what house it was. The Security Officer arrived at said location and realized the get together was ending and the guests were leaving. The Security Officer talked to the homeowner and explained that the music had woken up some of the residents. The person apologized and said she will try to end the event as quietly as possible.

- On July 8, 2025 at approximately 11:57 am, Security Officer John Meno, while on patrol, was flagged down by a resident, stating that someone had broken into his mailbox at around 10:15 am. The resident stated he is waiting for his neighbor to get home from work, so they can view the camera recording. The Security Officer is not sure if the resident called the police department.
- On July 8, 2025 at approximately 1:09 pm, Security Officer John Meno, while on patrol, received a call from a resident, stating that she had left her garage door open, and asked if the Security Officer would take a quick walk around to see if everything was okay. The Security Officer did a walk around and found nothing suspicious and notified the resident of his finding.
- On July 8, 2025 at approximately 3:10 pm, Security officer Adam Nuhu, while on patrol was flagged down by a resident stating there are two minor individuals approximately 9 to 11 years of age on bicycles going door to door engaging in a fundraiser. The Security Officer was able to catch up with the persons and informed them there is no Soliciting in the Fairwood Greens HOA. The persons acknowledged and then left. The Security Officer did a patrol around the neighborhood and did not see any sign of them around.
- On July 8, 2025 at approximately 3:10 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident that stated they spotted a bear in his back yard. The bear moved and went towards. The Security Officer informed the resident to stay vigilant and to close the garage door.
- On July 8, 2025 at approximately 3:17 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, stating that there is a white Van parked on the sidewalk, making it difficult for the residents. The Security Officer arrived at said location and talked to the owner of the white van. The person apologized and thanked the Security Officer for reminding him.
- On July 8, 2025 at approximately 4:36 pm, located at Security Officer Adam Nuhu, while on patrol, received a call from a resident stating that her garage door was open and had asked the Security Officer to shut the garage door with the main entrance unlocked. The Security Officer arrived at said location and did what was requested. The Security Officer called the resident to let her know the garage door is secured. The resident had previously been hit by a bike and is currently at the hospital.
- On July 8, 2025 at approximately 10:36 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- On July 8, 2025 at approximately 10:43 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- On July 8, 2025 at approximately 11:02 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- On July 9, 2025 at approximately 2:49 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, and stated that his neighbor went on vacation and left the water on and is running continuously outside in their yard. The Security Officer and the resident that called shut the water off.
- On July 9, 2025 at approximately 5:11 pm, located at Allen Park. Security Officer Adam Nuhu, while on patrol, observed a white male individual approximately 29 years of age, wearing a green jacket and blue jeans, riding an electric bike with his kids inside the Allen Park. The Security Officer approached the person and let them know that riding electric bikes is prohibited in the park. The person stopped immediately.
- On July 11, 2025 at approximately 9:59 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident, stating that a red truck had been following her while she was on her way home, and then parked on the side of the road and kept looking at her. The resident stated the truck has been parked in the same location for over 30 minutes in front of her home and then left. The resident was scared and left her home and told her caretaker to put on all the surrounding lights and lock the doors and not to open the door to anyone. The resident stated her camera footage captured everything but forgot to write the license plate number down. The Security Officer patrolled the area and was not able to locate the person.
- On July 11, 2025 at approximately 11:12 pm, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond to the phone call or answered the door. The garage door was not secured, and the Security Officer stated that he will be doing regular check - ins at this address.
- On July 11, 2025 at approximately 11:30 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident, stating that there was a suspicious red pickup truck parked outside of their home earlier today around 9:30 pm. Around 10:15 pm, the resident reported seeing the red truck again. As soon as the resident saw the red

truck, the resident entered her home and set off the alarm siren to scare the person away. After a couple of minutes of the alarm going off, the person drove away. The Security Officer assured the resident that he will keep an eye out for the person.

- On July 14, 2025 at approximately 1:18 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 the resident did not respond. The garage door was not secured, and the Security Officer stated that he will be doing regular check-ins at this address.
- On July 14, 2025 at approximately 8:22 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident, stating that a grey Nissan Altima (WA Plate - []) is parked on the roadside close to the mailbox.
- On July 15, 2025 at approximately 10:37 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.

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 PI SE then SE Fairwood Blvd.

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

- 6-24-25 – 2:00 PM – 6:00 PM - 1400-1430 hrs. Area check. 1430-1500 hrs. Parking complaint 16200 block of 143 Ave SE. Security told me about a vehicle that had been parked on the street for some time. I checked with the owner who has been injured and unable to drive. The owner will get the car moved as soon as possible. 1500-1530 hrs. Area check. 1530-1700 hrs. Traffic emphasis SE 166 ct/ 162 Ave SE. 1700-1800 hrs. **Traffic emphasis 14700 block SE 172 pl. 1 warning for speeding.**
- 6-25-25 - 2:00 PM – 6:00 PM - 1400-1430 hrs. Area check. 1430-1530 hrs. Traffic emphasis SE 175 pl/ 155 Ave SE. 1530-1630 hrs. Area check. 1630-1730 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1730-1800 hrs. Area check.
- 7-03-25 - 2:15 PM – 6:15 PM - 1415-1515 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1515-1550 hrs. Area check. 1550-1650 hrs. Traffic emphasis 14500 blk. SE Fairwood Blvd. 1650-1715 hrs. Area check. 1715-1745 hrs. Assisted patrol with a barricaded subject at 15400 SE 176 pl. 1745-1815 hrs. Area check.
- 07-08-25 – 11:00 AM – 3:00 PM - 1100-1200 hrs. Area check. 1200-1300 hrs. Traffic emphasis 14700 block SE 172 pl. 1300-1330 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1330-1430 hrs. Traffic emphasis 14600 Blk. SE Fairwood Blvd. 1430-1500 hrs. Area check. 1500 hrs. Out of service.
- 07-10-25 - 2:00 PM – 6:00 PM - 1400-1500 hrs. Area check. 1500-1600 hrs. **Traffic emphasis SE 166/162 Ave SE 1 warning for speeding.** 1600-1700 hrs. Area check. 1700-1730 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1730-1800 hrs. Traffic emphasis SE 175 pl/155 Ave SE.
- 07-15-25 - 2:00 PM – 6:00 PM - 1400-1430 hrs. Area check. 1430-1530 hrs. **Traffic emphasis SE 175 pl/ 155 Ave SE. 1 warning for speeding.** 1530-1630 hrs. Area check. 1630-1730 hrs. Traffic emphasis 14700 block SE 172 pl. 1730-1800 hrs. Traffic emphasis 15200 SE Fairwood Blvd.

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

- 06/18/25 – 6:00 AM – 10:00 AM - 0600-0700 Area check 15000 block of SE Fairwood. Checked in with security. 0700-0800 Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd 0800-0900 Stop sign enforcement and area check SE Fairwood & 148th Ave se near Fairwood elementary Speed enforcement near SE Fairwood & Allen Park. Had concerned resident ask how to get speed deterrents near park because she was concerned about cars speeding near the park while children were playing there. I advised her on how to contact the roads department of King County to ask for the measures she was wanting. These consisted of signs, speed bumps and more patrol presence of on duty deputies

- 07/02/25 – 6:00 AM – 10:00 AM - 0600-0700. Area check 1500 block SE Fairwood. Checked in with security 0700-0800 Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd 0800-0900 Area check and stop sign enforcement 145th Ave SE & Fairwood near Allen Park 0900-1000 Area check and speed enforcement Fairwood & Ave SE 0600-0700 Area check 1500 block SE Fairwood. Checked in with security 0700-0800 Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd 0800-0900 Area check and stop sign enforcement 145th Ave SE & Fairwood near Allen Park 0900-1000 Area check and speed enforcement Fairwood & Ave SE
- 7/4 - 6:00 AM – 10:00 AM - 0600-0700 Area check 15000 block of SE Fairwood. Checked in with security 0700-0800 Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd 0800-0900 Stop sign enforcement and area check SE Fairwood & 145th near Fairwood elementary 0900-1000 Speed enforcement and area check Fairwood Blvd & 145th Ave SE 1000-1100 Area check and speed enforcement 145th Ave S & SE Fairwood.

Pacific Coast Security Contract Oversight:

- Preparing for formal signing of 2025-2026 FGHA Security contract late August.
- Anxiously anticipating arrival of hybrid patrol vehicle.
- Working through issues associated with new sales tax on security services.

King County Sheriff's Office Support to FGHA:

It has come to our attention that King County Sheriff's Office (KCSO) will no longer attend our HOA meetings due to budget constraints. FGHA homeowners are urged to contact KCSO 3rd Precinct at policeinfo@maplevalleywa.gov attention major john.pugh@kingcounty.gov via text to request their continued attendance at our monthly meetings. Please explain why you think KCSO participation is important, suggested reasons are:

- It is especially meaningful to have first-person KCSO accounts and explanations of law enforcement activities and trends in our community.
- What better way to promote KCSO's support to residents of FGHA and King County.
- FGHA represents 1500 homes so more than 3000 residents who are also voters and taxpayers.
- Much more...

Public Safety

- Speed limit throughout FGHA is 25 MPH.
- It is unlawful to park against traffic, to park on sidewalks, or to park blocking mailboxes.

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

- The North monument needs masonry repair. Bids will be in at the end of July.
- One of the flood lights behind the North monument needs replaced.
- Volunteers watered the new trees in the median 2-3 times per week during the heat.

Allen Park

- Our parks are for Fairwood Green's residents and their guests.
- Vehicles should be parked on the correct side of the street and off the sidewalks.
- All pets must be leashed in the park. Off leash pets should be reported immediately to security.
 - The Cedar River Dog Park is an off-leash dog park available to the public.
- 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 Porta Potty was tipped over on 7/20
- A large irrigation leak was found. ULM completed the repairs.

Play Equipment Replacement

- Volunteers installed two new benches around the new play equipment and mats under the big kid swings
- The project is now complete

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.
- A volunteer touched up the paint on the courts.

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

- The sidewalk up to the upper playground was damaged by the delivery truck. Repair of the concrete is being coordinated and will be completed by volunteers
- Trash in the park – if you pack it in, pack it out. Please clean up after yourselves, children, guests, and pets.

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.

Holiday Lights

- Lights to replace the ones stolen from the entrance this year were ordered

Volunteer Opportunities/Open Actions

- Laying ground cloth and spreading bark for weed prevention above Madsen Creek crosses 155th Ave SE)
- Concrete repair of the sidewalk on the way to the upper playground at Toddler Park
- Masonry repair of the North monument at the entrance on 140th Ave SE
- Cul-de-sac improvements (Pending homeowner communication and volunteer availability)
- Replacement of one of the large flood lights behind the North Monument

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, replacing lights, repairing equipment, removing litter from the parks, replacing the basketball hoop, 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

Concerts in the Park returns to Allen Park at 5pm on each of the following dates:

- **August 3:** Emily McVicker - *Taylor Swift covers*
- **August 10:** Fusion Axe - *rock, jazz, blues*
- **August 17:** Free Rain - *classic rock*
- **August 24:** Aaron Crawford - *PNW country artist*

Last Splash at Allen Park from 1-4 pm, Sunday, September 7th. This family friendly event includes bounce houses, hot dogs and Sno-cones. Bring a blanket and chairs, grab the kids and join your fellow neighbors as we gather for our final outdoor celebration of the year.

Need confirmation of availability for Last Splash volunteers.

External Affairs: Brian Davisson

Fairwood Methodist Church is still hosting Asylum seekers.

Vehicle Monitoring Committee: Bernell Zorn

As we roll through **July**, summer is in full swing—and that means **more kids are out and about**, riding bikes, playing in driveways, and enjoying the sunshine.

Please Slow Down

With schools out for summer, **kids are out of school and often playing near the street**. We kindly ask everyone to **reduce your speed** and stay extra alert when driving through the neighborhood—especially near intersections, parks, and cul-de-sacs.

Parking & Vehicle Safety Reminders

- **Park responsibly:** Avoid blocking sidewalks, fire hydrants, and driveways. This ensures safety for everyone, including emergency vehicles and postal workers.
- **Follow HOA parking rules:** Commercial and oversized vehicles should be parked per HOA policy to avoid citations or towing.
- **Secure your vehicle:** Don't leave valuables in plain sight and always lock your doors.

Quick Vehicle Check

- Check tires, oil, and batteries during the hot months to avoid roadside breakdowns and leaks on driveways or common areas.

Help Keep Fairwood Greens Safe

If you see something that doesn't look right—abandoned vehicles, unsafe parking, or blocked sidewalks—please don't hesitate to report it to the HOA or your Vehicle Committee. Our goal is always to **educate first and work with residents** to maintain a safe and beautiful community.

Let's all do our part to keep FGHA safe, respectful, and fun this summer.

Communications Committee: Barbara Young

Newsletter distributed with dues information.

Continued communication on Facebook for upcoming concerts and Last Splash.

Active Work

- **2025-26 Proposed Budget: MOTION:** To approve the proposed 2025-26 budget **Second:** Yes. **Discussion:** Yes. **Vote:** 7-Yes, 0-No. **MOTION CARRIED. Budget approved.**
- **Board Proxy Vote Procedure:** In preparation for the upcoming annual meeting in September, Nathan reviewed the board proxy vote procedure, which can be found at our website www.fairwoodgreens.org.
- **Board Nominations:** The Board is seeking nominations for open board positions. If you are interested in serving on the Board of Directors for Fairwood Greens HOA, please email a brief biography about yourself to contact@fairwoodgreens.org. Voting will be conducted at the annual meeting in September. All homeowners are welcome to submit their name for nomination.

The meeting adjourned at 8:00 p.m. The next meeting will be held on **Tuesday, August 26, 2025**, and will begin at **7:00 p.m.**