

**Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
August 26, 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, Lisa Lord, Steve Jackson, Nathan Popovich, Soledad St. Hilaire and Mark Powell. Brian Davission, Brian Shanz & Bernell Zorn were absent. Five homeowners attended the meeting.

Board Member Resignation/Vacancy

MOTION: To accept Barbara Young's resignation from the board and to appoint Soledad St. Hilaire to fill the vacant position
Second: Yes. **Discussion:** No. **Vote:** 6-Yes, 0-No. **MOTION CARRIED. Soledad St. Hilaire, welcome to the Board!**

Government/Guest Reports to the Board

Renton Regional Fire Authority – Steve Wright

Fire Chief Steve Wright reminded homeowners that it is still wildfire season, and to be mindful of the current fire regulations. The fire department recently purchased a second brush truck which will be kept at Station 17.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the July Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 6-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 electric vehicles for the Security team, concerns with homeowner contact information being obtained by outside agencies, concerns with the neighborhood appearance going downhill, specifically regarding boats being parked at various homes, concerns with kids jumping on basketball hoop and concerns with a former Board member having a dog off-leash at the summer concert at Allen Park. Lisa Lord addressed these concerns.

A homeowner thanked the Board for all that they do and inquired about a recent letter received by ADT Security. Jim Canterbury addressed the letter. The HOA is not affiliated with ADT Security.

A homeowner expressed concern regarding an adult family home with lack of yard maintenance.

A homeowner expressed concern regarding a group of people riding electric bikes throughout the neighborhood, setting off fireworks and explosives. The Board addressed these concerns, and they are outlined in the Executive Committee report below.

Executive Committee: Lisa Lord

Our community is currently experiencing a situation with motorized bikes racing through the neighborhood and golf course. Noted interactions with the suspect riders have been reported as extremely disrespectful and harassing. Reports of these riders have been mentioned in surrounding communities as well.

Please contact the King County Sheriff's Office and Fairwood Greens Security should you see or have interaction with these motorized riders. King County Sheriff's Office is aware of this situation.

Concerts in Allen Park finished August 24. Thank you to all who attended.

Last Splash at Allen Park is Sunday September 7, 2025 from 1-4PM. This family-friendly event will have bouncy houses, hot dogs, popcorn and snow-cones. Hope to see you there.

If you would like to volunteer for this event, please email your interest to contact@fairwoodgreens.org.

We continue to discover phone numbers that are not in service when security is contacting homeowners for open garage doors and various issues. Please ensure that the Association has your updated contact information.

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

September 23, 2025 is Fairwood Greens Annual meeting at 7:15PM. The meeting is held at the Fairwood Golf And Country Club.

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.

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 - July

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 3,142	\$ 4,520
Total Income	\$ 59,370	\$ 60,748
Expenses		
Security	\$ 40,410	\$ 38,991
Common Properties	\$ 3,589	\$ 4,408
Special Events/Community	\$ 1,900	\$ 1,667
Utilities	\$ 3,567	\$ 1,340

Office	\$ 4,080	\$ 1,470
Professional Fees	\$ 7,109	\$ 8,462
Other	\$ 2,000	\$2,000
Total Expenses	\$ 62,655	\$ 58,338
Net Income/Loss	\$ (3,285)	\$ 2,410

**Year to Date Income and Expense Report
(September 1, 2024 to July 31, 2025)**

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 596,772	\$ 596,772
Other Income	\$ 68,861	\$ 49,720
Total Income	\$ 665,633	\$ 646,492
Expenses		
Security	\$ 420,537	\$ 427,557
Common Properties	\$ 36,796	\$ 44,488
Special Events/Community	\$ 11,473	\$ 18,337
Utilities	\$ 13,207	\$ 14,700
Office	\$ 19,440	\$ 18,170
Professional Fees	\$ 106,717	\$ 99,432
Other	\$ 22,000	\$ 22,000
Total Expenses	\$ 630,170	\$ 644,684
Net Income/Loss	\$ 35,463	\$ 1,808

Balance Sheet as of July 31, 2025

Total Assets	\$ 640,519
Total Liabilities	\$ 679,676
Total Equity	\$ (39,157)

Fairwood Greens Homeowners' Association	
Special Assessment Expenses and Income Report - Allen & Toddler Park	
12/1/23 to 7/31/25	
Special Assessment Balance	
Accrued Income	\$ 532,500.00
Actual Income	\$ 529,660.00
Expenses	\$ 459,956.80
Balance	\$ 69,703.20

Finance Committee Goals

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

August 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.
 - Preparation for outreach campaign (smilin' & dialin') to homeowners with very late July second half dues.
4. Completed budget proposal for 2025-2026 fiscal year (Sept 2025 – Aug 2026), approved by board
Proposed approved budget represents no increase in homeowners dues for next fiscal year.
 5. Prepared annual treasurer letter to homeowners, mailed with annual Sept meeting notices and ballots.
 6. Investigating and evaluating impact of new WA State sales tax law on services.

Legal Committee: Jim Canterbury

- Discussed several Liens, Payment and Collection plans.

***** 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

Inspection Summary Report July 24, 2025 to August 25, 2025

Properties

Number of Properties with Violations	6
1st Violation	4
2nd Violation	2

Violation Categories

Rules & Regulations - Nuisance Vehicles	2
Rules & Regulations - Commercial Vehicles	3
Chronic/Repetitive Non-Compliance - Aesthetics	1
Closed Violations	1

Greeter's Report: 4 new homeowners have been greeted.

Architectural Control Committee: Mark Powell

18 July 2025 to 24 August 2025

24 Approved Projects

- 5 Roof repair/replace
- 2 Fence
- 5 Exterior paint
- 1 Deck
- 1 Landscaping
- 3 Driveways
- 1 Siding
- 1 Pergola in rear yard
- 1 Solar panel installation
- 1 EVCS charging installation
- 1 House conversion to new Adult Family Home project
- 1 Front door replace

1 In process/evaluation

0 Unapproved Projects

0 ACC violations

0 Enquiries for guidance/clarification of rules/guidelines

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. Migration of additional ACC submittal process to HOALife application completed.

Security Committee: Steven Jackson

Security Summary (Based on Pacific Coast Security monthly report):

	August 2025 Monthly Total	July 16 - July 22	July 23 - July 29	July 30 - Aug 5	Aug 6 - Aug 12	Aug 13- Aug 19
Vehicle Parking	5	2			2	1
Alarm Calls Home/Vehicle	3	2	1			
Barking Dog	1		1			
Juvenile Problem	8	5		1	1	1
Loose Dog / Animal issue	2	2				
Noise Complaints	1				1	
Open Garages	38	5	8	13	6	6
Solicitors	9	2	3		1	3
Stolen Property / Mail / Vandalism	1					1
Trespassing	1	1				
Vacation Checks (average per shift)	10	9	15	10	7	7
Vehicle Accidents	2		1	1		
Vehicle Vandalism - Driveway	1					1
Vehicle Vandalism - Street	1		1			
Suspicious Person / Action	7	1	1	2	1	2
Water issues	2	1		1		
Fairwood Green HOA Violations	3			1		2

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

- On July 16, 2025 at approximately 10:36 pm Security Officer Abubakar Shehu, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident by ringing the doorbell, and calling, but the resident did not respond. The garage door was not secured.

- On July 16, 2025 at approximately 11:13 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 16, 2025 at approximately 1:30 pm, Security Officer John Meno, while on patrol, received a phone call from a resident stating that there were some boys who were riding their bikes and E Scooters in the middle of the street. The Resident had a talk with them, and the boys started leaving, and cussing at her.
- On July 16, 2025 at approximately 1:45 pm, located at Toddlers Park. Security Officer John Meno, while on patrol, was flagged down by a resident, and the resident stated that there was what appeared to be a wedding taking place. The resident stated the wedding took place on Friday July 11, 2025, and thought it was weird.
- On July 18, 2025 at approximately 8:03 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, stating that there has been a blue pickup truck with a travel RV hitch to it for over two weeks and has not moved. The resident expressed concerns stating that someone may be living in the RV.
- On July 17, 2025 at approximately 10:05 am, Security Officer John Meno, while on patrol, received a call from a resident stating that a blue Ford F-150 had been parked at said location for over 72 hours.
- On July 17, 2025 at approximately 10:24 am, Security Officer John Meno, while on patrol, received a call from a resident stating that water was gushing out somewhere at said location. The Security Officer drove to the location and could not find any gushing water.
- On July 17, 2025 at approximately 11:59 am, Security Officer John Meno, while on patrol observed a coyote in the yard of said location. The Security Officer pulled over, and the coyote ran into the wooded area. The coyote defecated in the yard. The Security Officer will call Washington Fish and Wildlife to make a report. The Security Officer left a message, and the recorder stated that someone would call back during business hours within 24 hours. - Paul Castro from Fish and Wildlife returned the Security Officers call and stated that they do not respond to coyote sightings. Paul Castro stated that if the residents want the coyotes removed, they can go on the website and go to "Living with Wildlife".
- On July 17, 2025 at approximately 4:57 pm, Security Officer Adam Nuhu, while on patrol observed two minors riding an electric bike in Allen Park. The Security Officer approached the persons and informed them that riding electric bikes is not permitted inside Allen Park. The persons agreed and stopped riding immediately.
- On July 18, 2025 at approximately 11:22 am, Security Officer John Meno, while on patrol, received a call from a resident stating that the smoke alarm from said location has been going off for a while. The resident attempted to reset the alarm but couldn't because the alarm was showing its carbon monoxide. The resident called the Fire Department. The Fire Department arrived at said location and stated that it is a malfunction of the smoke alarms.
- On July 18, 2025, at approximately 10:10 pm, Security Officer Dontre Matlock was informed that there was loud music coming from Allen Park. The Security Officer arrived at said location. The Security Officer observed three male and one female individual standing next to a black Toyota Camry, early 2000 playing loud music. When the Security Officer was parking the patrol car, he noticed that the Honey Bucket was tipped over and heard someone yell "Security is Here ". The person that yelled out was around 5'8", with long dark hair, and a bushy beard, wearing a black T-shirt, dark jeans and black shoes, second man was around 5'8" tall, with a buzz cut wearing a gray tank top, dark jeans, and off white shoes, third man was about 5'6" tall, with a goatee, wearing black hat, black tank top, black jeans and black shoes. The Security Officer was not able to get a description of the female. After the Security Officer parked the patrol vehicle the male with the back hat was acting aggressive and looked like he was about to approach the patrol vehicle. The male in the gray tank top took the guy in the black hat off to the side and was talking. While the two persons were talking the Security Officer called the Sheriff Department in case the Security Officer needed back up. While the Security Officer was on the phone, the three men got in their vehicle with the female and drove off taking a left and the officer advised the Security Officer not to follow. The Security Officer took photos of the Honey Bucket that was tipped over, and the alcoholic beverages they left in the middle of the street.
- On July 18, 2025 at approximately 7:11 pm, Security Officer Adam Nuhu, while on break, heard the fire alarm ringing from the Methodist Church. The Security Officer was informed by a staff member that the alarm was triggered accidentally by a child. In no time the Fire Department arrived at said location and took care of the alarm.
- On July 19, 2025 at approximately 8:33 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident stating that there is a group of minors riding electric scoots slowly in the middle of the road, causing traffic issues. When the resident honked at the minors, they began yelling and calling her names. The resident also reported that she was watching them through the rear window, and they were following her at a speed of

approximately 35 mph. To avoid the minors finding out where the resident lived, the resident went in circles. The resident arrived at her home, and unfortunately the minors appeared at the resident's home, continuing yelling and cussing at the resident. The Security Officer arrived at said location, and by this time the minors had already left. The Security Officer could not locate the persons.

- On July 20, 2025 at approximately 8:40 pm, located on Fairwood Blvd road. Security Officer Abubakar Shehu, while on patrol, received a call from a resident about two boys speeding on an electric scooter without a helmet on. The Security Officer was able to catch up with the persons and told them to put a helmet on and stop speeding.
- On July 20, 2025 at approximately 1:50 pm, Security Officer Rodney Gillespie, while on patrol, received a call from a resident stating that he wanted to report a coyote sleeping in his back yard.
- On July 21, 2025 at approximately 11:17 pm, Security Officer Dontre Matlock, 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 21, 2025 at approximately 8:22 pm Security Officer Abubakar Shehu, while on patrol, received a call from a resident regarding three little kids knocking on the resident door and running away at said location. The Security Officer was able to catch up with the persons and warned them to be knocking on residents' doors. The Security Officer was not able to get information on the parents, so the Security Officer could talk to them about their kid's behavior.
- On July 22, 2025 at approximately 1:43 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 22, 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 22, 2025 at approximately 11:55 am, Security Officer John Meno, while on patrol observed a Solicitor (Palm Construction) going door to door soliciting. The Security Officer informed the individual that there is no soliciting in the Fairwood Green neighborhood. The person apologized and said he would call someone to pick him up.
- On July 22, 2025 at approximately 4:00 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident stating that there is a solicitor (Paradise Construction) going door to door. The person was operating a white Ford pickup truck. The Security Officer caught up with the person and informed the person that there is no soliciting in the Fairwood Green HOA development. The person stopped and claimed he was not aware of this.
- On July 23, 2025 at approximately 10:34 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 23, 2025 at approximately 12:25 pm, Security Officer John Meno, while on patrol, observed the front door wide open at said location. The Security Officer was aware of the president's health issue and being in an adult care facility, the front door should not be open. The Security Officer approached the front door and yelled "hello security" There was no response. The Security Officer then called the resident's phone number and the resident answered. The Security Officer informed him about the front door being open, and the resident asked the security Officer if he could shut the door and said he would call his daughter and did not want to call the police.
- On July 23, 2025 at approximately 10:47 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 23, 2025 at approximately 10:59 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 23, 2025 at approximately 6:19 pm, Security Officer Adam Nuhu, while on patrol, heard a car alarm at said location. The Security Officer knocked on the resident's door to inform them that their car alarm was going off in the garage. The resident checked their vehicle to make sure everything was okay, and it was. The resident locked the doors and turned the alarm off.
- On July 24, 2025 at approximately 1:52 am, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident by calling and ringing the doorbell, but the resident did not respond. The garage door was not secured.
- On July 24, 2025 at approximately 1:14 pm, located on Fairwood Greens HOA residential property. Security Officer John Meno, while on patrol, observed a solicitor (Reli Insulation) going door to door on a hoverboard. The Security Officer informed the person that there is no soliciting in Fairwood Greens HOA. The person said he would call and have someone pick him up. The Security Officer followed the person to where he was picked up.

- On July 24, 2025 at approximately 1:58 pm, Security Officer John Meno, while on patrol, observed a solicitor (Reli Insulation) going door to door. The Security Officer informed the person that there is no soliciting in Fairwood Greens HOA. The person said okay and called his boss to have him pick him up.
- On July 24, 2025 at approximately 10:42 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. The phone numbers listed are no longer in service. The garage door was not secured.
- On July 25, 2025 at approximately 4:34 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident stating there is a solicitor (Reli Insulation) going door to door. The Security Officer drove around for a while and was able to locate the person and was informed that there is no soliciting in Fairwood Greens HOA. The Security Officer followed the person off the premises.
- On July 26, 2025 at approximately 3:08 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 will be doing regular check-ins at this location.
- On July 26, 2025 at approximately 10:28 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident stating he was in his home and heard a loud crash in his front yard. The resident went to investigate and noticed a red Volkswagen Passat hit by a black Tacoma truck fleeing the scene. The resident reported this incident to the police. After the police took statements, the car was moved to a nearby driveway.
- On July 27, 2025 at approximately 3:52 pm, Security Officer Abubakar Shehu, while on patrol, received a call from the resident that was hit by a Tacoma Truck the day before (previous report). The resident reported the driver to be drunk.
- On July 28, 2025 at approximately 1:32 pm, Security Officer John Meno, while on patrol, received a call from a resident regarding a dog barking at said location. The resident stated that the dog barking has been going on for quite a while. The resident asked the Security Officer if he would talk to the resident with the barking dog. The Security Officer attempted to talk with the resident, but no one was home.
- On July 28, 2025 at approximately 8:33 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident stating that their KIA Sportage was hit by someone with an object because it does not show any sign of another car scratch.
- On July 29, 2025 at approximately 10:35 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 30, 2025 at approximately 10:21 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 30, 2025 at approximately 10:40 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 secure.
- On July 30, 2025 at approximately 1:00 pm, located at the main entrance of Fairwood Greens HOA. Security Officer John Meno, while on patrol, received a call from a resident stating that there was a male individual at the entrance sign touching it, and the resident stated it looked suspicious. The Security Officer approached the person and asked what he was doing. The person stated he was looking at the damages on the sign and was going to get a quote to redo the sign and was contacted by Nate Popovich. The Security was able to confirm this with Nate Popovich. The resident was also informed.
- On July 30, 2025 at approximately 6:12 pm, Security Officer Adam Nuhu, while on patrol, observed a male juvenile riding an electric bike inside said location. The Security Officer informed the person that it is not allowed. The person stopped immediately.
- On July 31, 2025 at approximately 12:28 am, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident (rang door bell, and called), but the resident did not respond. The garage door was not secured.
- On July 31, 2025 at approximately 11:35 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. The garage door was not secured.

- On July 31, 2025 at approximately 2:50 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident reporting a male approximately 27 -29 years of age, wearing a black singlet, and black shorts on a bicycle trailing other residents who were walking. The Security Officer approached the person and asked if he was lost. The person replied " I am just riding my bicycle around the neighborhood. The Security Officer started monitoring the person, and the person finally left the neighborhood.
- On August 1, 2025 at approximately 12:43 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 August 1, 2025 at approximately 12:43 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 August 1, 2025 at approximately 3:38 am, Security Officer Dontre Matlock, 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 August 2, 2025 at approximately 11:47 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. The garage door was not secured.
- On August 2, 2025 at approximately 4:04 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident stating water had been running for an extended period from said location. Most of the water is going into the street. The Security Officer rang the door bell at said location, and no one was home. The Security Officer was able to contact the resident by phone, and the resident was unaware of this issue and said he would take care of it.
- On August 3, 2025 at approximately 11:35 pm, Security Officer Dontre Matlock, 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 August 3, 2025 at approximately 8:00 pm, Security Officer Abubakar Shehu, while on patrol was reaching to answer the phone, and accidentally swerved into a resident's car. It caused paint damage. Tina Gasper, Security Company Account Manager has been in contact with the resident and working on getting the damages fixed.
- On August 4, 2025 at approximately 1:02 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 August 4, 2025 at approximately 10:43 pm, Security Officer Dontre Matlock, 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 August 4, 2025 at approximately 12:25 pm, Security Officer Michael Gragg, while on patrol, received a call from a resident stating that her daughter's friend black Chevy Cruise driver's side window was shattered. The resident noticed this at noon. The Security Officer arrived at said location and did a report and advised them to also call the police. The Security Officer stated that they will do a little extra patrol at this location.
- On August 5, 2025 at approximately 3:13 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 August 5, 2025 at approximately 11:55 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 August 5, 2025 at approximately 8:13 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident that stated his neighbor owns a car that is parked by the side of the road and is covered with expired plates, and also a boat that is parked on the side of the road which contains lots of trash in it. The resident also stated that they have an above ground pool which is not permitted and their unfenced backyard cluttered with toys and scattered trash around the house.
- On August 7, 2025 at approximately 5:28 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident stating there is a solicitor going door to door. The Security Officer arrived at said location and could not find the solicitor.

- On August 8, 2025 at approximately 12:43 am, Security Officer Dontre Matlock, 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 August 8, 2025 at approximately 12:59 pm, Security Officer Miahel Gragg, while on patrol, received a call from a resident that complained about a white Toyota Sienna van that has been parked on the street and does not run with expired tabs at said location.
- On August 8, 2025 at approximately 3:26 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident stating that there were two kids riding a bike. The resident did not state whether it was an electric bike. The resident followed the kids and honked at them, and they proceeded to throw a cup containing coffee at her vehicle and speed off. The Security Officer went to said location and saw four kids riding electric bikes. The Security Officer followed the kids, one of the kids entered a residence. The other kids took off at a high speed.
- On August 9, 2025 at approximately 1:14 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer was not able to contact the resident, and the garage door was not secured.
- On August 9, 2025 at approximately 3:07 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer was not able to contact the resident, and the garage door was not secured. The Number on file 425-917-2542 is not in service.
- On August 10, 2025 at approximately 2:49 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer could not contact the resident, and the garage door was not secured. The Security Officer will do regular check-ins
- August 12, 2025 at approximately 2:32 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer could not contact the resident, and the garage door was not secured. The Security Officer will do regular check-ins.
- On August 12, 2025 at approximately 10:51 pm, located at 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 August 12, 2025 at approximately 5:43 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, stating that the neighbor's children playing in the backyard are making a lot of noise and causing them a headache. The Security Officer went to said location and talked with the resident, and the resident apologized and said they would talk to the children.
- On August 12, 2025 at approximately 8:38 am, Security Officer John Meno, while on patrol, received a phone call from a resident. The resident stated that she thinks there are homeless people in a red Toyota minivan next to the porta potty camping out at said location. The Security Officer arrived at said location and confronted the two adults and asked if they needed any help. The persons replied that they were letting their kids play in the park. The Security Officer informed them that the park is for residents in the HOA only. The persons left speeding out of the park.
- On August 12, 2025 at approximately 8:54 pm, Security Officer Adam Nuhu, was flagged down by a resident, stating that a kid approximately 10 years of age rang his door bell, when the resident answered the door after looking at his camera footage, the kid asked him if he had any job available so that he could earn some money. The resident stated he asked the kid a lot of questions and the resident felt there was something wrong with the kid. When the resident asked where the kid lives, the kid stated that he lived 3-5 houses after the church. The resident stated that he is currently searching for the kid and basically wants to meet the parents, because he felt something was wrong, and wants to help.
- On August 12, 2025 at approximately 12:05 pm, Security Officer John Meno, while on patrol, was contacted by a church representative, who reported a red Ford F-150 that had been parked at the Methodist Church.
- On August 13, 2025 at approximately 10:40 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 August 14, 2025 at approximately 1:03 am, 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 August 14, 2025 at approximately 8:28 am, Security Officer John Meno, while on patrol, was contacted by a resident stating that someone is burning stuff in a burn pit. The Security Officer called the Fire Department to see if there was a burn ban, and the Fire Department confirmed that there is a burn ban. The Security Officer went to said location and let them know that there was a burn ban, and they cannot burn anything. The resident stated that they would put the fire out.
- On August 14, 2025 at approximately 5:42 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, stating there were two females soliciting door to door for Church Donations. The Security Officer approached the two persons and informed them the rules regarding soliciting in the neighborhood. The persons claimed that they were visiting old members who visited the missionaries in the past and claimed not to see "No Soliciting" signs. They apologized and agreed to leave the neighborhood. The Security Officer informed the resident who reported this issue.
- On August 15, 2025 at approximately 1:21 pm, Security Officer John Meno, while on patrol, received a phone call from a resident stating that her two cars earlier in the morning were covered in some yellow substance. She stated that they were able to wash off the substance easily from both vehicles.
- On August 15, 2025 at approximately 1:51 pm, Security Officer John Meno, while on patrol, received a call from a resident, stating that someone had tried to get into this locked mailbox. The resident did not contact the authorities.
- On August 15, 2025 at approximately 3:14 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident. The resident reported a female lying down at said location. The Security Officer went to said location to inquire about the situation. The woman stated she was waiting for the bus to arrive. A resident offered a ride which she accepted and left the area.
- August 16, 2025 at approximately 2:50 am, Security Officer Dontre Matlock, 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, and the Security Officer will do regular check - ins at this location.
- On August 16, 2025 at approximately 3:00 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 will do regular check - ins at this location.
- On August 16, 2025 at approximately 12:26 pm, Security Officer Rodney Gillispie, while on patrol, received a call from a resident, stating a young adult was going door to door soliciting window coverings. The Security Officer attempted to locate the person but had no success.
- On August 17, 2025 at approximately 3:05 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 will do regular check - ins at this location.
- On August 17, 2025 at approximately 6:28 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident, stating that a white Ford commercial van was parked in their driveway at said location.
- On August 18, 2025 at approximately 1:16 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 will do regular check - ins at this location.
- On August 18, 2025 at approximately 1:58 pm Security Officer John Meno, while on patrol, received a call from a resident, stating that there is a solicitor going door to door.
- On August 18, 2025 at approximately 6:16 pm, Security Officer Abubakar Shehu, while on patrol, was approached by a resident as he was taking a picture of a car being covered in the driveway of said location. The resident stated that Security is harassing her, and they should not come near her property again, and that HOA is aware of her car being covered.
- On August 19, 2025 at approximately 5:35 pm Security Officer Adam Nuhu, while on patrol, noticed a blue Mazda parked in the driveway of said location. This resident is on vacation, and this car is not on their list. The Security Officer sent a picture of the car to the resident to see if they knew who the car belonged to.
- On August 19, 2025 at approximately 7:30 pm, Security Officer Adam Nuhu, while on break, noticed some kids riding electric bikes. The Security Officer referred to a picture that he had from a juvenile causing issues in the Fairwood Greens. The Security Officer followed the kids and stopped them. Before the Security Officer could get a word out, one of the kids started screaming "what happened the last time" The Security Officer asked what he was talking about, and then the kids drove off at a high speed and vanished going towards the church.

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. We plan to reduce our off-duty support to one KCSO patrol officer on October 1, 2025 due to budget constraints caused by the new sales tax on security services.

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:

- 7-17-2025 - Came into service at 1400 hrs. and notified Security that I was available. Security requested I check on an abandoned pick up. 1400-1500 hrs. Area check. 1500-1530 hrs. I check on the abandoned truck. I found the owner who said the truck had maintenance problems. I tagged the vehicle for impound if not moved in 24 hours. 1530-1600 hrs. Area check. 1600-1700 hrs. Traffic emphasis. 1700-1800 hrs. Area check. 1800 hrs Out of service.
- 7-22-2025 - Came into service at 1415 hrs. and notified Security that I was available. 1415/1515 hrs. Traffic emphasis. 1515-1545 hrs. Area check including the Ford pick-up I tagged on last Thursday for Security. It had been removed from the area. 1545-1645 hrs. Traffic emphasis. 1645-1730 hrs. Area check. 1730-1815 hrs. Traffic emphasis Blvd. 1815 hrs. Out of service.
- 7-31-2025 - Came into service at 1400 hrs. and notified Security that I was available. 1400-1500 hrs. Area check. 1500-1600 hrs. Traffic emphasis. 1600-1700 hrs. Area check. 1700-1800 hrs. Traffic emphasis. 1800 hrs. Out of service.
- 8-12-2025 - Came into service at 1400 hrs. and notified Security that I was available. Security told me about the red Ford pickup parked in the Methodist church parking lot. I checked the plate, and it was not listed as stolen and no sign of it being an unreported stolen. Since this truck is on private property, it is the responsibility of the church to impound it if they want. I also checked the home to the east to see if the truck was related to that house. It is not. 1400-1430 hrs. See above entry. 1430-1500 hrs. Per your email, I went to the white Toyota that has been parked on the street for a long time. The Toyota has plates, just not Washington ones. It belongs to a person who lives in the house that it is parked in front of. The tabs are expired for about 5 months (over 45 days). I spoke to the owner and tagged the vehicle. I came back by later and saw the tag had been removed, but the car hadn't been moved. Deputy Norris: If you work on the 13th, can you impound it at about 1500 hrs. The l/f tire was marked at 12 o'clock. I took photos as well, so if you need them, I can submit them. I have the owner's contact information. 1500-1600 hrs. Area check of neighborhood including warning a person who was parked the wrong way and on the sidewalk at SE 172 and 151 Ave SE. 1600-1700 hrs. Per your other email, I sat on the side of the block to attempt to slow traffic so there are no more off-road incursions. 1700-1745 hrs. Traffic emphasis 14700 blk SE 172 pl. 1745-1800 hrs. Assist patrol in looking for a male who was threatening store employees near Safeway. 1800 hrs. Out of service.
- 8-14-2025 Came into service at 1400 and notified Security that I was available. 1400-1430 hrs. Area check as well as contacting the owner of the car under cover. Owner is clearing out garage. Car is licensed, but inoperable. Owner said he'd get car into driveway within 24 hours. 1430-1500 hrs. Assisted Renton Fire with a person who may have had a seizure. No other patrol deputies were available. 1500-1530 hrs. Area check of neighborhood including the white Toyota van with South Dakota plates that I had tagged on the 12th. Van had been moved and had a trip permit that made the van valid until 08/15/25. 1530-1630 hrs. Traffic emphasis. 1630-1715 hrs. Area check. 1715-1730 hrs. Assist patrol with a hold-up alarm at the Wells Fargo bank. No patrol deputies were available due to a traffic accident requiring a life flight. 1730-1800 hrs. Traffic emphasis. 1800 hrs. Out of service.
- 8-19-2025 - Came into service at 1400 hrs. and notified Security that I was available. 1400-1430 hrs. I checked the area for the vehicle that was on the street and under a car cover. It had been moved off the roadway. 1430-1530 hrs. Area check of rest of neighborhood. 1530-1630 hrs. Traffic emphasis. 1630-1730 hrs. Traffic emphasis. 1730-1800 hrs. Area check. 1800 hrs. Out of service.

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

- 7/23/25 - 0600-0700 - Checked in with security. Area check. 0700-0800 stop sign enforcement. Traffic stop on black Honda civic. Sped through the stop sign going north bound on 156th Ave SE. Stated he was late on a delivering a package. Driver to be cited for failure to obey stop sign. (7:43) While I was still at the 3-way stop. The same exact driver in the same vehicle committed the same offense going south bound. He will receive two citations. (7:55) 0800-0900 Speed enforcement. 0900-1000 area check near Allen Park. Also sat near entrance with lights on to provide a presence for speeders.
- 7/25/25 - 0800-0900 - Checked in with security. Area check. 0900-1000 stop sign enforcement. 1000-1100. Speed enforcement. Traffic stop on a Silver Ford Fusion. Vehicle driving 8 miles above speed limit. Driver took responsibility and was respectful. Issued a warning. 1100-1200. Stop sign enforcement.
- 7/28/25 - 0600-0700 - Area check. Checked in with security. 0700-0800. Stop sign enforcement and area check. 0800-0900 Stop sign enforcement and area check. Stop sign enforcement. 0900-1000 Speed enforcement and area check.
- 08/01/25 - 1000-1100 Checked in with security. Area check and stop sign enforcement. 1100-1200 Area check and stop sign enforcement. 1200-1300. Area check and stop sign enforcement. 1300-1400 Area check.
- 08/11/25 - 0600-0700 - Checked in with security. Area check. While in the area, security asked me to check on a suspicious vehicle in the church parking lot. Vehicle was a dark colored dually pickup truck. Missouri plate. According to the dispatcher, she could find no info on the truck. I looked inside of the vehicle. Nothing was out of place. The ignition was not damaged. The vehicle did not appear to be stolen. I advised security of this information. 0700-0800 Area check and stop sign enforcement. 0800-0900 Had citizen complain about cars parked on sidewalk. Made contact with the homeowner who stated the vehicles don't belong to him. They belong to his neighbor. Those residents were contacted and moved their vehicles. 0900-1000 Area check. Met with property owner, he advised me of the issues he's been having at his residence, and we discussed potential fixes for the speeders in the area.
- 08/15/25 - 0900-1000 - Checked in with security. Area checked. 1000-1100 Stop sign enforcement and area check. 1100-1200 Due to growing concerns from residents about people speeding downhill, I positioned myself at the top of the hill to deter speeders and prevent any more accidents. 1200-1300 Area check and stop sign enforcement.

Pacific Coast Security Contract Oversight:

- Completed formal signing of 2025-2026 FGHA Security contract Tuesday August 19, 2025.
- New Toyota Rav4 hybrid patrol vehicle now on site, anticipate significant fuel savings.
- 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 presence at our meetings.

Vehicle Violation Summary for August

Item	Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Finding	LINK	NEXT STEP/ACTION ITEMS
2	VLT-87-0226		2/1/25	Chronic - Commercial Veh	Mercedes Standup Van - Post Appeal Violation	TO COLLECTIONS	Sent letter 2/6/25 - remedy immediately	https://app.hoalife.com/accounts/3965/violations/870226	CONDUCTED APPEAL 10/23/24. FINDING LETTER DATED 10/30/24 MARCH STATEMENT AT \$4200. 4/13/25 INSPECTION CONFIRMED PRESENCE AT FGHA. REFERRED TO COLLECTIONS. APPEARS TO BE GONE 8/1/25. AWAITING WORD FROM LEGAL ON ADDITIONAL HEARING.
4	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	SENT LETTER TO COMMENCE \$50/DAY FINE STARTING 6-8-25. RECEIVED EMAIL DATED JUNE 20 REQUESTING CLAIRIFICATION, SENT GOBACK LETTER REQUESTING REGISTRATION, IMAGES AND CONDION OF EMPLOYMENT LETTER BY JULY 3, 2025. 8/17/25 COMPLIANCE CHECK INDICATES STILL HERE. FINE IS AT \$2500+, REFER TO COLLECTIONS ??
5	VLT-104-9841		6/8/25	Commercial Veh	White cargo van - []	8/7/25	NEW	https://app.hoalife.com/accounts/3965/violations/1049841	SENT FIRST LETTER 6/9/25, CURE DATE IS 8/7/25. 8/17/25 COMPLIANCE CHECK INDICATES GONE. NEEDS FOLLOWUP INSPECTIONS TO CONFIRM.
6	VLT-104-9842		6/8/25	Commercial Veh	White cargo van - Trame	8/7/25	NEW	https://app.hoalife.com/accounts/3965/violations/1049842	SENT FIRST LETTER 6/9/25, CURE DATE IS 8/7/25. NEEDS INSPECTION TO ESCALATE.
7				Nuisance Vehcile	White Toyota with no plates	8/2/25	NEW		REFERRED TO KCSO ON 8/3/25 FOR FOLLOWUP. GONE - MOVED BY KCSO.
8	VLT-107-0536		8/2/25	Commercial Veh	White cargo van - []	10/1/25	NEW	https://app.hoalife.com/accounts/3965/violations/1070536	CURE DATE IS 10/1/25. SENT 1ST LETTER 8/17/25, OUT 60 DAYS AFTER 8/17 OR OCTOBER 16, 2025.
9	VLT-107-0538		8/2/25	Nuisance Vehcile	Orange sedan on roadway no grill no forward plates	8/23/25	NEW	https://app.hoalife.com/accounts/3965/violations/1070538	CURE DATE 8/23. SENT 1st LETTER 8/17/25, OUT 21 DAYS AFTER 8/17 OR SEPTEMBER 7, 2025.
10	VLT-107-0529		CHRONIC	Commercial Veh	White cargo van and trailer returned to premises	8/15/25	CHRONIC	https://app.hoalife.com/accounts/3965/violations/1070529	POST APPEAL VIOLATION, SENT FINES IMMANENT LETTER, OUT BY 8-15-25. 8-17-25 COMPLIANCE CHECK INDICATES VAN AND TRAILER ON PREMISES - COMMENCE FINES \$150/DAY.
11				Abandon Vehicle	Car under cover on roadway		NEW		REFERRED TO KCSO ON 8/3/25 FOR FOLLOWUP. GONE - MOVED BY KCSO.
									PULL DATE 8-23-25

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

- Repairs were completed to the tile on the North monument.
- One of the flood lights behind the North monument and one of the flood lights in the median were ordered. They will be replaced when they arrive.
- Volunteers watered the new trees in the median a few 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!

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:

No Report

External Affairs: Brian Davisson

Fairwood Community United Methodist Church continues the mission of hosting Asylee nightly from 7pm - 9am.

Vehicle Monitoring Committee: Bernell Zorn

We're now in the heart of summer, and with **kids still out of school** enjoying bikes, scooters, and outdoor play, it's a good time to remind everyone about **vehicle and neighborhood safety**.

Please Slow Down

Children are everywhere—walking to friends' houses, playing near driveways, and crossing streets. Keep your speed down and be alert, especially near intersections, cul-de-sacs, and our common areas.

Parking & Vehicle Awareness

- Do not block sidewalks, driveways, or fire hydrants—these areas must stay clear for safety.
- Park commercial vehicles, trailers, and oversized vehicles only where permitted under HOA rules.
- Keep vehicles locked and avoid leaving valuables in plain sight.

Summer Vehicle Care

Heat can take a toll—check your tires, batteries, and fluids regularly to avoid breakdowns and leaks. This helps keep our streets safe and clean.

Be a Good Neighbor

If you see unsafe parking, abandoned vehicles, or violations, please report them to the HOA. The Vehicle Committee's priority is always to **educate first** and ensure our community remains safe and welcoming.

Let's all work together to keep FGHOA a safe, respectful, and family-friendly place to live. **Enjoy the rest of your summer—and please, slow down!**

Communications Committee:

No Report

The meeting adjourned at 8:06 p.m. The next meeting will be held on **Tuesday, September 23, 2025**, and will begin at **7:15 p.m.**