

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
January 27, 2026

President Lisa Lord called the monthly meeting of the Board of Trustees to order at 7:00 pm at the Fairwood Golf and Country Club. A quorum was present. Trustees in attendance were Jim Canterbury, Brian Davisson, Lisa Lord, Steve Jackson, Brian Schanz, Soledad St. Hilaire, Mark Powell, Vincent Zhao and Bernell Zorn. Three homeowners attended the meeting.

Government/Guest Reports to the Board

King County Sheriff's Office – Deputy Sam Shirley

Deputy Shirley stated that it has been fairly quiet lately in terms of crime. There have been no significant events.

Official Business

Approval of the Minutes: Jim Canterbury

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

Review of Annual Calendar: Jim Canterbury

Homeowner Comments

The Board always 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 thanked the Property Maintenance Committee for addressing a home with branches blocking the view of the roadway. A new homeowner attended the meeting and introduced themselves. Welcome new homeowner!

Executive Committee: Lisa Lord

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

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, concerns or suggestions, please contact the Association.

Email- contact@fairwoodgreens.org

Phone- 425.227.3997

Income and Expense Report - December

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 5,299	\$ 4,515
Total Income	\$ 61,527	\$ 60,743
Expenses		
Security	\$ 36,329	\$ 40,472
Common Properties	\$ 2,675	\$ 4,006
Special Events/Community	\$ 0	\$ 1,167
Utilities	\$ 390	\$ 1,250
Office	\$ 1,113	\$ 1,713
Professional Fees	\$ 7,864	\$ 8,917
Other	\$ 1,667	\$ 1,667
Total Expenses	\$ 50,036	\$ 59,192
Net Income/Loss	\$ 11,491	\$ 1,551

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

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 224,912	\$ 224,912
Other Income	\$ 20,596	\$ 18,060
Total Income	\$ 245,508	\$ 242,972
Expenses		
Security	\$ 145,184	\$ 158,499
Common Properties	\$ 12,801	\$ 16,024
Special Events/Community	\$ 1,063	\$ 4,668
Utilities	\$ 5,753	\$ 5,000
Office	\$ 5,020	\$ 6,852
Professional Fees	\$ 32,912	\$ 35,668
Other	\$ 6,668	\$ 6,668
Total Expenses	\$ 209,401	\$ 233,379
Net Income/Loss	\$ 36,107	\$ 9,593

Balance Sheet as of December 31, 2025

Total Assets	\$ 371,169
Total Liabilities	\$ 103,691
Total Equity	\$ 267,478

Fairwood Greens Homeowners' Association	
Special Assessment Expenses and Income Report - Allen & Toddler Park	
12/1/23 to 12/31/25	
Special Assessment Balance	
Accrued Income	\$ 532,500.00
Actual Income	\$ 530,725.00
Expenses	\$ 462,459.72
Balance	\$ 68,265.28

The surplus savings from the original project estimated costs were due to the smart project management and contract and supplier negotiations by the volunteer homeowner committees and project managers as the projects progressed, along with the very significant homeowner volunteer labor contributions. As communicated early on, any excess funds from the special assessment will be used for any additional Allen Park and Toddler Park play equipment and area project related improvements, maintenance, safety inspections and repairs.

Finance Committee Goals

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

December Activities -

- Making progress on Account Receivables clean up and progress homeowner outstanding balances due to resolution. Legal actions taken on additional past due homeowners.
- 2. Continued monitoring and evaluating impact of new WA State sales tax law on services.
- 3. Audit for 2024 – 2025 year now underway

Legal Committee: Jim Canterbury

- Discussed several Payment, Lien, and Collection plans
- Request guidance on Washington Uniform Common Interest Ownership Act – WUCIOA
- Authorize Attorneys review and update HOA CC&Rs, Bylaws & R&Rs to comply with WUCIOA
- Request guidance on off duty Sheriff Officers Insurance Liability
- No other action

******* 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: Lisa Lord

The Property Maintenance Committee asks to keep sidewalks clear of leaves and pine needles and trim up low hanging branches. Trees and shrubs should be kept pruned so they don't encroach onto sidewalks, interfere with light from lampposts and prevent visibility of pedestrians or traffic at intersections.

Beginning March 2026, the PMC will begin inspection of excessive moss and debris on roofs, driveways and hardscapes.

No signs or advertising of any kind posted, displayed, exhibited or visible on or near any lot or from any building are permitted within Fairwood Greens.

In the event of power outage, updates are provided on the PSE.COM website. Customers can enroll for updates on their website.

- 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

- Holiday decorations and holiday lights are to be removed 30 days after the Holiday.
- Roofs are to be cleared of moss and debris.
- Woodpiles are not to be visible from street.
- 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
 - An online form to fill out is also available on the PSE website for reporting outage under the 'Customer Service' menu
- Suspect 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 November 26, 2025 to January 27, 2026

Properties

Number of Properties with Violations	7
1st Violation	10

Violation Categories

Rules & Regulations - Waste Container Storage	1
Rules & Regulations - Nuisance Vehicles	2
Rules & Regulations - Aesthetics - Yard Maintenance	4
Rules & Regulations - Aesthetics - Signs	1
Rules & Regulations - Commercial Vehicles	2
Closed Violations	1

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

Architectural Control Committee: Mark Powell
20 Dec 2025 to 23 Jan 2026

6 Approved Projects

- 1 Roof replacement
- 1 Paver project
- 3 Fence
- 1 Exterior painting

0 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. Update Guidelines for ACC; discontinued roofing materials

Security Committee: Bernell Zorn

During January, security activity primarily involved:

- **Open garages and unsecured vehicles**
- **Routine patrol checks and vacation checks**
- **Occasional parking or speeding observations**
- **General security presence and visibility**

There were **no reports of violent crime**, burglary, robbery, arson, or major property damage during the month.

Key Reminders for Homeowners

To help maintain a safe and secure neighborhood, please remember to:

- Close garage doors and lock vehicle doors, especially overnight
- Observe posted speed limits and HOA parking rules
- Secure pets and be mindful of noise during quiet hours
- Report suspicious activity promptly to security or the HOA
- Notify security if you will be away so vacation checks can be performed

Small preventative steps make a big difference for the entire community.

Security Equipment Update – PCS homeowner Magnets

Pacific Coast Security (PCS) has provided a quote for PCS **magnets** for homeowners. To this date, we get a lot of reports where homeowners are flagging down PCS and not calling.

- **Total cost:** \$520
- **Proposed HOA contribution:** \$260 (50% of total cost)

The intent of the magnets is to provide homeowners with a clear phone number on who to call in the event of a security need.

2026	11/26-12/2	12/3-12/9	12/10-12/23	12/17-12/30	12/24-12/30	12/31-1/6	1/7-1/13
Abandon Vehicles / Parked for 72 hours		1					
Large containers / Moving trucks							
Vehicle Parking / Speeding Violations			1				
Alarm Calls Home/Vehicle							
Arson							
Assault / Threats							
Indecent Exposure							
Child found							

Child Abduction / Attempted / following							
Barking Dog		1		1	1		
Break-In							
Burglary							
Dog Attack							
Domestic Violence							
Emergency Response							
Fire							
Juvenile Problem	2						
Loose Dog / Animal issue							
Noise Complaints			1			2	1
Open Garages	5	2	1		2	1	3
Police Activities							
Property Vandalism / Theft of property							
Robbery							
Solicitors	1	5				1	2
Stolen Property / Mail / Vandalism				1			
Stolen Property/Mail Recovery							
Stolen Vehicle / Motorcycle / Utility Trailer							
Street Lights							
Power outage							
Street Signs							
Vehicle break-in				1			
Theft							
Trespassing							
Vacation Checks	12	12	12			12	
Vehicle Accidents							
Vehicle Vandalism - Driveway							
Vehicle Vandalism - Street							
Wild Animals							
Neighborhood Dispute							
Suspicious Person / Action				1	3	2	1
Damaged Property							
U HAULS / Cargo utility trailers							
Found Object		1					
Gun Shots				1			
Water issues							
Fairwood Green HOA Violations							
Fairwood Green Vandalism, Maintenance							
Suspicious Smells					1		
Residents Vehicles Doors/Trunk open/dome light on	1				1		

Common Property Committee: Brian Schanz

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
- 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

- Volunteers removed the Holiday Lights

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.
- Trash in the park – Please clean up after yourselves, children, guests, and pets.
- Dog Poop.... Pick it up!

- **Pickleball Courts**
 - To be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - Weekdays from 8:00 am-dusk
 - Weekends from 9:00 am-dusk
 - The courts are for residents and their guests. Residents must be present for guests to play.
 - Do NOT hit pickleballs off of the shed. This adds an unnecessary amount of additional noise to our adjacent homeowners.
 - Do NOT trespass on homeowner property to retrieve pickleballs.
 - Clothes on the fence – in the past, patrons had been leaving clothing and hats, which then get hung on the fence at the courts or tables for days at a time in the hopes that their owners will return. Just like trash, these items should not be left behind for other homeowners to look at. Take your belongings home or they will be removed and discarded moving forward.

- **Basketball Courts**
 - To be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - Weekdays from 8:00 am-dusk
 - Weekends from 9:00 am-dusk
 - Please remove garbage! This basketball court is the most heavily littered area of the park.

Toddler Park

- 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.
- Trash in the park – Please clean up after yourselves, children, guests, and pets.
- Dog Poop.... Pick it up!

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 accomplish 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 cul-de-sacs.

Volunteer Opportunities/Open Actions

- Cul-de-sac improvements (Pending volunteer availability)

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 our homeowners money.

Thank you to all of you who have volunteered.

Special Projects Committee: Soledad St. Hilaire

I am pleased to report that Fairwood Greens Homeowners Association has been awarded \$2,000 in grant funds from King County for the Allen Painter Grant, 2026.

These funds will support our community improvement initiatives, and it is now time to begin making the necessary arrangements for our upcoming projects and events.

Thank you for your continued support and collaboration. I look forward to working with all of you to make 2026 a successful and productive year.

External Affairs: Brian Davisson

No report at this time.

Vehicle Monitoring Committee: Steve Jackson

Vehicle Violations In-Work

Item	Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Finding	LINK	NEXT STEP/ACTION ITEMS
0	VLT-100-2571VLT-103-1737 ESC-6-8383		1/5/25 4/13/25	Commercial Veh	White cargo van	4/5/25, 6/12/25	N/A	https://app.hoalife.com/accounts/3965/escalations/68383	ABSENTEE HOMEOWNER REQUESTED APPEAL BUT DID NOT SHOW FOR ZOOM HEARING ON 9-8-25. \$50/DAY FINES COMMENCED 6/8/25, INSP NOTED RESIDENT MOVE-OUT 10/29/25. HOUSE FOR RENT AS OF 12/2/25. RECOMMEND REFERRAL TO COLLECTIONS.
1	VLT-110-9166			Nuisance Vehicle(s)	Multiple nuisance vehicles on roadway and in driveway under covers	2/18/26	CHRONIC	https://app.hoalife.com/accounts/3965/violations/1109166	SENT 1ST NOTICE ON SECOND NUISANCE VEHICLE VIOLATION ON 1-19-26. CURE DATE FOR FIVE (5) VEHICLES IS FEBRUARY 18, 2026.
2	VLT-109-1202			Commercial Veh	White cargo van - []	CHRONIC	HELD FOR MONITOR	https://app.hoalife.com/accounts/3965/violations/1091202	NEXT INSPECTION - CHRONIC VIOLATION
3	VLT-104-9842		6/8/25	Commercial Veh	White cargo van - []	3/16/26	5TH LETTER	https://app.hoalife.com/accounts/3965/violations/1049842	COMMENCE \$50/DAY FINE 10-2-25. CONVENE CWG, OUT BY 12/23/25. APPEAL 1-6-26, OUT BY 3-16-26, FORGIVE ALL BUT \$500 TO RECOVER ENFORCEMENT COSTS. RECEIVED CONDITION OF EMPLOYMENT LETTER FROM EMPLOYER 1-16-26 FOR CONSIDERATION.
5	VLT-109-5204		10/25/25	Commercial Veh	Large [] utility truck parked on roadway	12/24/25	HELD FOR MONITOR	https://app.hoalife.com/accounts/3965/violations/1095204	LARGE COMMERCIAL VEHICLE MUST BE PARKED ON DRIVEWAY PER AGREEMENT.
6	ESC-6-5807		12/20/25	Chronic - Commercial Veh	White cargo van - []	CHRONIC	CHRONIC	https://app.hoalife.com/accounts/3965/violations/946689	CHRONIC VIOLATION AFTER SECOND APPEAL - REINSTATE FINES AND SENT LETTER DATED 12/22/25. HOMEOWNER REQUESTED RELIEF 12-31-25, INSTRUCTED TO REQUEST SECOND APPEAL HEARING.
7	VLT-110-5310		12/20/25	Nuisance Vehicle	Two (2) white cars in driveway and a pickup on roadway	1/10/26	IN-WORK	https://app.hoalife.com/accounts/3965/violations/1105310	1ST LETTER DATED 12/23/25. RECEIVED EMAIL FROM SON REGARDING ELDERLY FATHERS LIQUIDATION OF VEHICLES.
8	VLT-110-5311		12/20/25	Commercial Veh	White cargo van near	2/18/26	IN-WORK	https://app.hoalife.com/accounts/3965/violations/1105311	1ST LETTER DATED 12/23/25
9	VLT-110-5308		12/20/25	Commercial Vans	White cargo van	3/9/26	2ND LETTER - CWG FINDING	https://app.hoalife.com/accounts/3965/violations/1105308	1ST LETTER DATED 12/23/25. SUBMITTED SOME DATA 1-1-26. CWG 1-6-25 FAIL, OUT BY 3/9/26. HO EMAIL ASKING FENCE AND DRIVEWAY MOD INFO DATED 1-15-26. RECOMMENDED APPEAL HEARING REQUEST.
10	VLT-110-9167			PMC Violation	Red car on Lawn	1/25/26	NEW	https://app.hoalife.com/accounts/3965/violations/1109167	SENT 1ST LETTER 1-19-23, CURE DATE IS 1/25/26.
11				Commercial Veh	White cargo van in driveway				NEXT INSPECTION
									POST DATE - 1/23/26

King County Sheriff's Office

We continue off-duty KCSO patrols which work two 4-hour shifts Monday thru Friday between 6 AM and 6PM. Emphasis is traffic enforcement, parking, and abandon vehicles. Traffic emphasis is generally focused around Fairwood Elementary and throughways into FGHA.

Highlights from daily KCSO log, Detective Anthony Palmer:

12/22/25 – 1 warning for stopping in travel portion of roadway.

01/06/26 – 1 warning for speeding. Traffic stop subject with warrant; municipality would not confirm warrant.

01/08/26 – 1 warning for speeding. 1 warning for rolling through stop sign.

01/13/26 – 1 notice of infraction for speeding.

01/15/26 – 1 notice of infraction for speeding.

01/20/26 – 1 warning for speeding.

Communications Committee: Vincent Zhao

No Report

Active Work

The Board discussed year-round trim lights being allowed in FGHA. Trim lights are allowed so long as they are installed under the trim, correctly, with no cord visible.

The Board discussed the potential requirement of 1099 contractors to carry liability insurance as the Association's insurance policy does not extend to contractors, specifically the King County Off-Duty sheriff's deputy. The Board discussed creating a scope of work signed by both parties for the officer, and will continue to research the insurance requirements.

MOTION: To approve the purchase of security magnets as submitted in a proposal by Pacific Coast Security. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 8:10 p.m. The next meeting will be held on **Tuesday, February 24, 2026**, and will begin at **7:00 p.m.** There will be a meet and greet at 6:30 p.m. with coffee, tea and cookies. All homeowners are invited to attend!