

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
March 24, 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 Brian Davisson, Lisa Lord, Steve Jackson, Brian Schanz, Soledad St. Hilaire, Mark Powell and Vincent Zhao. Bernell Zorn were absent. Four homeowners attended the meeting.

Government/Guest Reports to the Board

Renton Regional Fire Authority – Battalion Chief Luke Alvarado

Mr. Alvarado discussed the importance of electrical fire safety in homes. It is important to ensure that electrical cords are not frayed or damaged, circuits are not overloaded and extension cords/power strips are plugged into an appropriate outlet. It is important to always use a certified electrician for electrical installations or repairs. Spring is a great time to check smoke alarms and carbon monoxide sensors, and to clean your oven, microwave and lint trap/exhaust duct of your clothes dryer. Outside your home, ensure that your house address is properly displayed. March 15th through 21st is National Poison Prevention Week. Poison help can be reached by calling 1-800-222-1222 or visiting poisonhelp.org.

King County Sheriff's Department – Officer Sam Shirley & Officer Anthony Palmer

Officer Anthony Palmer introduced himself and discussed his areas of focus while he is employed as the off-duty sheriff for Fairwood Greens. He has been a police officer since 2002 and has been employed off-duty for Fairwood Greens since 2009. He focuses on enforcing expired vehicle tabs in the street and speed control. He stated that there is a lot of speeding through Fairwood Greens from residents of the neighboring apartments. Officer Shirley provided an update that March had 100 case reports with only 6 being in Fairwood Greens. With Fairwood Greens being the largest HOA in the neighborhood, the crime rate is very low.

Official Business

Approval of the Minutes: Mark Powell

MOTION: To approve the February Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED. Minutes approved.**

Review of Annual Calendar: Mark Powell

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.***

Homeowners showed appreciation for the Board and inquired about the status of the two burned-down homes. Mark addressed the homes, they are currently in the process of being rebuilt.

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

Finance Committee: Mark Powell

Income and Expense Report - February

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 1,992	\$ 4,515
Total Income	\$ 58,220	\$ 60,743
Expenses		
Security	\$ 36,452	\$ 40,546
Common Properties	\$ 2,669	\$ 4,006
Special Events/Community	\$ 0	\$ 1,167
Utilities	\$ 144	\$ 1,250
Office	\$ 724	\$ 1,713
Professional Fees	\$ 9,534	\$ 8,917
Other	\$ 1,667	\$ 1,667
Total Expenses	\$ 51,190	\$ 59,266
Net Income/Loss	\$ 7,030	\$ 1,477

**Year to Date Income and Expense Report
(September 1, 2025 to February 28, 2026)**

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 337,368	\$ 337,368
Other Income	\$ 32,346	\$ 27,090
Total Income	\$ 369,714	\$ 364,458
Expenses		
Security	\$ 218,806	\$ 239,591
Common Properties	\$ 19,373	\$ 24,036
Special Events/Community	\$ (562)	\$ 7,002
Utilities	\$ 6,258	\$ 7,500
Office	\$ 9,099	\$ 10,278
Professional Fees	\$ 49,449	\$ 53,502
Other	\$ 10,002	\$ 10,002
Total Expenses	\$ 312,425	\$ 351,911
Net Income/Loss	\$ 57,289	\$ 12,547

Balance Sheet as of February 28, 2026

Total Assets	\$ 617,396
Total Liabilities	\$ 328,735
Total Equity	\$ 288,661

Fairwood Greens Homeowners' Association	
Special Assessment Expenses and Income Report - Allen & Toddler Park	
12/1/23 to 2/28/26	
Total	\$ 462,459.72
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.

February Activities -

- Proactive outbound calling/emailing outreach to 125 homeowners past due on Jan 2026 dues.
- Making progress on Account Receivables clean up and progress homeowner outstanding balances due to resolution. Legal actions taken on additional past due homeowners.
- Continued monitoring and evaluating impact of new WA State sales tax law on services.
- Audit for 2024 – 2025 year now underway

Legal Committee: Lisa Lord

1. Discussed Liens, Payment and Collection Judgement Plans
2. Begin discussion of updates to Association By-Laws for compliance with Washington State WUCOIA Statutes
3. Board Meeting minutes will be posted to our website after they are formally approved by the Board at the following open monthly Board meeting. This change of procedure is per legal counsel's recommendation based upon Washington law, and because draft minutes are subject to corrections by the Board before final approval. It is best that members see final, approved meeting minutes rather than a draft that may be modified by the Board before final approval.

Property Maintenance Committee: Lisa Lord

The Property Maintenance Committee asks to keep sidewalks clear of debris, 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.

The recent snow event caused damage to some trees and shrubs. Please clear and remove debris in a timely manner.

PMC has noticed over this last winter season several lawns that have been devastated by wildlife. Late spring the committee will begin addressing lawns that are in need of repair.

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

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.

Vehicle parking on lawns and sidewalks is strictly prohibited.

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.

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

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
 - 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 February 25, 2026 to March 24, 2026

Properties

Number of Properties with Violations	13
1st Violation	11
2nd Violation	2

Violation Categories

Rules & Regulations - Waste Container Storage	1
Rules & Regulations - Nuisance Vehicles	1
Rules & Regulations - Aesthetics - Yard Maintenance	4
Rules & Regulations - Aesthetics - Holiday Lights/Décor	3
Rules & Regulations - Commercial Vehicles	1
Rules & Regulations - ACC Non-Compliance	2
Rules & Regulations - Aesthetics - Dumpsters/PODS	1
Closed Violations	2

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

Architectural Control Committee: Mark Powell

20 Feb 2026 to 20 March 2026

13 Approved Projects

- 1 Roof replacement
- 2 Window replacement
- 2 Exterior painting/siding
- 2 Pergola/gazebo
- 1 Deck
- 1 Shed
- 2 Remodel, solarium
- 1 Adult Family Home conversion, exterior ramp & landing

2 In process/evaluation

0 Unapproved Projects

0 ACC violations –

0 Enquiries for guidance/clarification of rules/guidelines

2 Requests for POD/Storage containers for moving or remodeling projects

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

Reporting Period: March, 2026

Overall, the community experienced a quiet week with no major criminal incidents reported. Security patrols continued routine monitoring and responded to several minor concerns raised by residents.

Weekly Highlights

- A resident concern about possible suspicious activity, which resulted in additional patrol checks in the area.
- Two late-night barking dog complaints, where officers attempted to contact residents but received no response.
- A vehicle parked on the sidewalk near a mailbox, and the owner was notified and agreed to move the vehicle.
- A welfare concern involving an elderly individual, but the individual was not located when security arrived.
- A damaged vehicle parked on the sidewalk, which was reported to the King County Sheriff's Office.
- An open garage door observed during overnight patrol, and security attempted to notify the homeowner.

Security also conducted vacation watch patrols for 10 homes during this reporting period.

Monthly Activity Snapshot

Based on the security tracking report for the past several weeks, the most common calls and observations within the community include:

Most Common Activity

- Vehicle parking or minor traffic issues
- Barking dog complaints
- Open garage doors observed during patrol
- Suspicious person or activity checks
- Animal-related issues (loose dogs / wildlife)

Lower Frequency Incidents

- Property concerns or minor vandalism
- Neighborhood disputes
- Solicitor complaints
- Occasional police activity notifications

The majority of security responses continue to be quality-of-life and preventative patrol observations, rather than serious criminal incidents.

Spring Safety Reminder

With spring approaching and daylight hours increasing, more residents will be outside walking, exercising, and enjoying the neighborhood.

A few simple reminders that help maintain community safety:

- Lock vehicles and remove valuables from view
- Close garage doors when not in use
- Turn on exterior lighting in the evening
- Be aware of increased pedestrian activity in the evenings
- Report suspicious or illegal activity directly to the King County Sheriff's Office

Community awareness continues to be one of the most effective ways to keep Fairwood Greens safe.

2026	1/28-2/3	2/3-2/10	2/11-2/17	2/18-2/24	2/25-3/3	3/4-3/10	3/11-3/17
Abandon Vehicles / Parked for 72 hours		1					
Large containers / Moving trucks							
Vehicle Parking / Speeding Violations	2	1	1	3		1	2
Alarm Calls Home/Vehicle			1		1		
Arson							
Assault / Threats							
Indecent Exposure							
Child found							
Child Abduction / Attempted / following							
Barking Dog							
Break-In							
Burglary							
Dog Attack							
Domestic Violence							
Emergency Response							
Fire							
Juvenile Problem			2				
Loose Dog / Animal issue		1	1			1	2
Noise Complaints		1	1				
Open Garages	1	1	1	1	1	1	1
Police Activities							
Property Vandalism / Theft of property							

Robbery							
Solicitors		1		1	3		
Stolen Property / Mail / Vandalism						1	
Stolen Property/Mail Recovery							
Stolen Vehicle / Motorcycle / Utility Trailer							
Street Lights							
Power outage							
Street Signs							
Vehicle break-in							
Theft							
Trespassing							
Vacation Checks	12			9			
Vehicle Accidents							
Vehicle Vandalism - Driveway							
Vehicle Vandalism - Street							
Wild Animals							
Neighborhood Dispute							
Suspicious Person / Activity		1		2	1	2	1
Damaged Property							
U HAULS / Cargo utility trailers							
Found Object							
Gun Shots	1						
Water issues							
Fairwood Green HOA Violations							
Fairwood Green Vandalism, Maintenance							
Suspicious Smells							
Resident Medical issue			1				
Residents Vehicles Doors/Trunk open/dome light on		1					

Common Property Committee: Brian Schanz

Contacting Common Properties

- The appropriate way to contact 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

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 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 need 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 twenty-six 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 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

ANNUAL GARAGE SALE – July 10–12

It's that time of year again! Our community garage sale is just around the corner, a fun and casual weekend where neighbors come together to sell secondhand treasures right from their homes. Start gathering your items and get ready for a successful sale. Wishing everyone great finds and even better sales!

SUMMER CONCERT SERIES – August 9, 16, 23 & 30th

We are excited to announce that all performers are confirmed for this year's concert series!

August 9 – Emily McVicker

A Seattle native with a background in Musical Theatre, Emily has performed on cruise ships and now leads the popular tribute band *Swiftified*. Her performances blend pop, rock, Motown, disco, and funk into an energetic and engaging show.

August 16 – Aaron Crawford

A standout in Cascade Country Music, Aaron blends classic country roots with Seattle's grunge influence. With six studio albums and years of touring, he brings a powerful and authentic Northwest sound.

August 23 – Rob Sturza (Fusion Axe Band)

Fusion Axe delivers an exciting mix of jazz, rock, soul, and blues. This talented Puget Sound-based group is known for their dynamic performances and musical versatility.

August 30 – Dale Reinke (Free Rain Band)

A seasoned 5-piece cover band performing since 1991, Free Rain plays favorite hits from the 1990s to today, from The Rolling Stones to Bruno Mars.

LET’S MAKE IT A FUN NIGHT!

We encourage everyone to join the fun by dressing up in their favorite decade, inspired by each week’s musical theme. Let’s turn these concerts into unforgettable, high-energy community celebrations!

NEW THIS YEAR – FOOD TRUCKS!

Surprise! We are working on bringing food trucks to our concert series to make the experience even more enjoyable. Final approval is in progress. Stay tuned for updates!

LAST SPLASH – September 13 | 1:00 PM – 4:00 PM

Get ready for one of the most anticipated events of the year!

Last Splash is all about families, laughter, and making lasting memories with neighbors. It’s a time to celebrate the end of summer together, enjoy great activities, and simply have fun as a community. Vendors are lined up and awaiting final approval. We can’t wait to share more details with you soon!

BUILDING COMMUNITY TOGETHER

I am currently working on additional events and ideas designed to bring us closer together and strengthen the sense of belonging that makes our HOA so special.

VOLUNTEERS – WE NEED YOU!

Volunteers are truly the heart and backbone of our community events. They step up because they care, because they believe in our neighborhood, and because they want to make a difference.

Simply put, **“we cannot do this without you”**.

If you’ve ever thought about getting involved, this is your moment. Whether you can give a little time or a lot, your help makes every event possible and meaningful.

Interested in joining our amazing team of volunteers?

Please email us at contact@fairwoodgreens.org

The Last Splash will be held on September 13th from 1:00 to 4:00 p.m. Vendor details are currently being finalized. If you would like to volunteer, please send an email to contact@fairwoodgreens.org. Volunteers are appreciated!

External Affairs: Brian Davisson

No report at this time.

Vehicle Compliance 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-100-2571/VLT-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.boalife.com/accounts/23965/violations/58381	REFERRED TO COLLECTIONS 1/27/26.
1	VLT-109-5204	[-]	10/25/25	Commercial Veh	Large [-] utility truck parked on roadway	12/24/25	HELD FOR MONITOR	https://app.boalife.com/accounts/23965/violations/1095704	LARGE COMMERCIAL VEHICLE MUST BE PARKED ON DRIVEWAY PER AGREEMENT.
2	ESC-6-5807	[-]	12/20/25	Chronic - Commercial Veh	White cargo van	5/26/26	CHRONIC	https://app.boalife.com/accounts/23965/violations/96682	SECOND APPEAL HEARING 1-27-26, DIRECTED REASSESSMENT OF FINES IN 90 DAYS (MAY 26). LETTER SENT 2-25-26.
3	ESC-6-4625	[-]	2/16/26 et al	Commercial Veh	White cargo van	CHRONIC	CHRONIC	https://app.boalife.com/accounts/23965/violations/3152087/violations_violated_at_getP100Y	CHRONIC OFFENDER AFTER TWO APPEALS, HELD FOR MONITOR
4	ESC-6-6785	[-]	3/1/26	Nuisance Vehicle	Pickup loaded with covered cargo abandon on roadway	3/20/26	NEW	https://app.boalife.com/accounts/23965/violations/66782	REFERRED TO KCSO ON 2/15/26 FOR FOLLOWUP. TAGGED FOR TOW, MOVED TO PREMISES. 2ND VIOLATION OF NUISANCE VEHICLE REG.
5	ESC-6-6151	[-]	3/1/26	Commercial Veh	Car Trailer on Roadway	4/30/26	NEW	https://app.boalife.com/accounts/23965/violations/66151	REFERRED TO KCSO ON 2/15/26 FOR FOLLOWUP. TAGGED FOR TOW, MOVED TO PREMISES. 3RD VIOLATION OF COMMERCIAL VEHICLE VIOLATION.
6	VLT-110-9166	[-]	CHRONIC	Nuisance Vehicle(s)	(Qty 5) Nuisance Vehicles on Premises	3/23/26	CHRONIC	https://app.boalife.com/accounts/23965/violations/1109166	2ND VIOLATION NUISANCE VEHICLE. CURE DATE FOR FIVE (5) VEHICLES WAS 2-18-26. \$25/DAY FINES BEGIN 3/23/26.
7	VLT-109-1202	[-]	2/1/2026 CHRONIC	Commercial Veh	White cargo van - Commercially marked [-]	CHRONIC	HELD FOR MONITOR	https://app.boalife.com/accounts/23965/violations/116703	\$150/DAY CHRONIC TO BE OUT IMMEDIATELY. VEHICLE IN GARAGE AS OF 2-2-26. FINES TO APPLY FOR 2-1-26 TO 2-2-26 (\$300). HELD FOR MONITOR.
8	VLT-104-9842	[-]	6/8/25	Commercial Veh	White cargo van - Commercially marked [-]	3/16/26	5TH LETTER	https://app.boalife.com/accounts/23965/violations/1049842	APPEAL 1-6-26, OUT BY 3-16-26, FORGIVE ALL BUT \$500 TO RECOVER ENFORCEMENT COSTS. RECEIVED CoE LETTER 1-16-26 . OUT BY 3-16 OR GRANTED TEMP WAIVER IF LADDERS, RACKS AND MARKINGS REMOVED. NEEDS INSPECTION.
9	VLT-110-5310	[-]	12/20/25	Nuisance Vehicle	(Qty 2) unlicensed cars in driveway and unlicensed pickup on roadway	1/10/26	HELD FOR MONITOR	https://app.boalife.com/accounts/23965/violations/1105310	WORKING WITH VERY ELDERLY OWNER'S SON ON MITIGATION / LIQUIDATION OF VEHICLES.
10	VLT-110-5311	[-]	12/20/25	Commercial Veh	White cargo van - Commercially marked [-]	2/18/20 4/22/26	IN-WORK	https://app.boalife.com/accounts/23965/violations/1105311	2ND CWG REVIEW 2/16 & 2/27 - SENT CWG FINDING 2-21-26, OUT IN 60 OR 4-22-26. EXPECT APPEAL REQUEST SOON.
11	VLT-110-5308	[-]	12/20/25	Commercial Vans	White cargo van	3/9/2026 8/17/26	2ND LETTER - CWG FINDING	https://app.boalife.com/accounts/23965/violations/1105308	1ST APPEAL HEARING 2-12-26. HOMEOWNER BUILDING NEW PLACE. GAVE 6 MONTHS TO COMPLY. REASSESS 8-17-26.
12	VLT-111-9109	[-]	3/1/26	Commercial Veh	White cargo van on roadway	4/30/26	NEW	https://app.boalife.com/accounts/23965/violations/1119109	SENT FIRST VIOLATION LETTER 3-4-26. HOMEOWNER RESPONDED WITH ANGRY VOICEMAIL 3/10 & 3/11... MORE TO COME.
13		[-]		Commercial Veh	White cargo van with racks in driveway		NEW		NEXT INSPECTION

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:

03-03-26 – Traffic emphasis SE 172 pl. Traffic emphasis SE Fairwood Blvd.

03-05-26 – Toyota van that had expired tabs and had been parking on SE 175 pl. Tagged the van and met the owner again. He was not open to moving the vehicle. Traffic emphasis SE Fairwood Blvd. Traffic emphasis SE 172 pl.

03-10-26 – Area check including the white Toyota Sienna on SE 175 pl. The vehicle had been removed and replaced with a pickup. Traffic emphasis SE 175 pl/ 155 Ave SE. Traffic emphasis **SE Fairwood Blvd, 1 warning for speeding.**

03-12-26 – Traffic emphasis SE 166 Ct/ 160 Ave SE. Traffic emphasis SE Fairwood Blvd. Observed a motorcycle driving slowly around the area where I was doing speed emphasis. Located same motorcycle in different part of the neighborhood stopped outside of a residence. Didn't really know the name of the person or house he was looking for. Rider had no warrants, but motorcycle had no plates. I can check the VIN later. Had on low-top tennis shoes and full riding gear, blacked out helmet and almost empty backpack. I asked him to look for his friend on a nicer day. He left the area.

03-17-26 – Moved car move off the sidewalk in the 14600 block of SE Fairwood Blvd. Traffic emphasis SE 172 pl. 1 warning for speeding. **Traffic emphasis SE Fairwood Blvd. 1 notice of infraction for speeding.**

Communications Committee: Vincent Zhao

No report at this time.

Active Work

MOTION: To approve the renewal of the landscaping maintenance contract with Uyeta Landscape. **Second:** Yes. **Discussion:** None.

Vote: 7-Yes, 0-No. **MOTION CARRIED.**

MOTION: To approve the vendors scheduled for the last splash. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

MOTION: To approve the musicians for the summer concert in the park series **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

MOTION: To approve the 14 ACC applications as presented in the ACC committee report **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 8:07 p.m. The next meeting will be held on **Tuesday, March 24, 2026**, and will begin at **7:00 p.m.**