

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
May 26, 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 Lisa Lord, Brian Davisson, Steve Jackson, Brian Schanz, Mark Powell, Soledad St. Hilaire, and Vincent Zhao. Bernell Zorn was absent. Three homeowners attended the meeting.

Government/Guest Reports to the Board

Ripple Fiber – Matthew Rich & Milenium Construction – Brad McGlothlin: Matthew Rich of Ripple Fiber and Brad McGlothlin of Milenium Construction conducted a Q&A regarding the ongoing installation of fiber in the community. The construction is scheduled to run through October ensuring that fiber is available to all 1500 homes. Homeowners are not obligated to sign up for Ripple Fiber services. The construction will focus on and complete 2 sections of the FGHA community per month. The last section to be completed in October works around a gas line, the gas line permit is still in progress. Ripple Fiber will send out flyers to residents prior to beginning work in their section. The fiber service lines will go live as each area is finished. The digging is currently focused in the “right of way” areas, if a resident requests service through Ripple Fiber directly, they will work with the resident to connect the fiber to their home.

Matthew from Milenium Construction is aware that the construction has affected multiple lawns and reassured homeowners that it is never their goal to tear up a lawn, they will come through as needed to lay straw and grass seed afterward. There may be times when they need to uproot a bush, which they will replant afterward. They document these incidents with before and after photos. Lastly, there was a recent Comcast outage that was not caused by the Ripple fiber installation. Ripple Fiber is not connected to Comcast and is a separate infrastructure.

Official Business

Approval of the Minutes: Mark Powell

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

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 thanked the Board for their service, commented on the Ripple Fiber construction and commented on the new construction beginning for the homes that previously burned down.

Executive Committee: Lisa Lord

During the past week the Board of Directors has become aware of utility work happening along Fairwood Boulevard. Please note that the Association had no prior knowledge nor notification that installation of fiber optic network was commencing with our community. Information has been posted to our Facebook page and website.

Summer is approaching. Homeowners who have Recreation Vehicles are reminded that there is a limit of 48 hours for a Recreation Vehicle to be parked at your property. Recreation Vehicles are not allowed to be parked on lawns or sidewalks.

September 22, 2026, is the Fairwood Greens Homeowners Association Annual meeting. Every year homeowners are asked to vote for 3 Trustees positions. Homeowners interesting in running for a Board position please send email to contact@fairwoodgreens.org. A Nomination Committee will be formed in June.

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 - April

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 3,709	\$ 4,515
Total Income	\$ 59,938	\$ 60,743
Expenses		
Security	\$ 37,266	\$ 40,546
Common Properties	\$ 2,958	\$ 4,006
Special Events/Community	\$ 7,082	\$ 1,167
Utilities	\$ 285	\$ 1,250
Office	\$ 365	\$ 1,713
Professional Fees	\$ 10,636	\$ 8,917
Other	\$ 1,667	\$ 1,667
Total Expenses	\$ 60,259	\$ 59,266
Net Income/Loss	\$ (322)	\$ 1,477

**Year to Date Income and Expense Report
 (September 1, 2025, to April 30, 2026)**

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 449,824	\$ 449,824
Other Income	\$ 35,233	\$ 36,120
Total Income	\$ 485,057	\$ 485,944
Expenses		
Security	\$ 293,714	\$ 320,683
Common Properties	\$ 25,000	\$ 32,049
Special Events/Community	\$ 6,520	\$ 9,336
Utilities	\$ 6,760	\$ 10,000
Office	\$ 14,111	\$ 16,004

Professional Fees	\$ 68,970	\$ 71,336
Other	\$ 13,336	\$ 13,336
Total Expenses	\$ 428,411	\$ 472,744
Net Income/Loss	\$ 56,646	\$ 13,200

Balance Sheet as of April 30, 2026

Total Assets	\$ 505,797
Total Liabilities	\$ 217,779
Total Equity	\$ 288,018

Fairwood Greens Homeowners' Association	
Special Assessment Expenses and Income Report - Allen & Toddler Park	
12/1/23 to 4/30/26	
Description	Amount
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.

May Activities -

- Making progress on Account Receivables clean up and progress homeowner outstanding balances due to resolution. Legal actions taken on additional past due homeowners.
- Audit for 2024 – 2025 year now underway
- Budget for 2026-2027 (FY27) preparation has commenced.

Legal Committee: Lisa Lord

1. Discussed Liens, Payment and Collection Judgement Plans
2. Continuing discussion of updates to Association By-Laws for compliance with Washington State WUCOIA Statutes. Attorney for FGHA is in processing of updating By-Laws for Board review. Homeowners will vote on change of By-Laws when final review is complete.
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

Many lawns were affected by birds over the winter. Several properties are in process of repairing lawns or submitting requests for new landscaping to the ACC Committee.

Properties affected by the construction of the Fiber Network installation will not be sent non-compliance notices for lawn areas at this time.

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.

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 -

- Roofs are to be cleared of moss and debris
- Lawns are to be trimmed to an even height. Planting beds are to be free of weeds and debris
- Sidewalks are to be free of weeds. It is the homeowners responsibility.

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: customer care@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 April 28, 2026 to May 25, 2026

Properties

Number of Properties with Violations	36
1st Violation	31
2nd Violation	5

Violation Categories

Rules & Regulations - Waste Container Storage	1
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Rules & Regulations - Aesthetics - Home Exterior Maintenance	3
Rules & Regulations - Aesthetics - Yard Maintenance	21
Rules & Regulations - Aesthetics - Holiday Lights/Decorations	5
Rules & Regulations - Rentals of Single-Family Homes/Tenants	1
Rules & Regulations - Commercial Vehicles	1
Rules & Regulations - No Business & Commercial Use	1
Chronic/Repetitive Non-Compliance -Aesthetics	1
Rules & Regulations - Child Daycare Center	1
Closed Violations	1

Greeter's Report: 3 new homeowners were greeted.

Architectural Control Committee: Mark Powell

26 April 2026 to 24 May 2026

30 Approved Projects

- 4 Roof replacement
- 8 Exterior painting/siding
- 2 Window replace
- 3 Driveway
- 5 Landscaping
- 1 Shed
- 1 Fence
- 1 Pergola
- 2 Rear patio
- 1 Chimney
- 2 Decks

0 In process/evaluation

0 Unapproved Projects

0 ACC violations –

1 Enquiries for guidance/clarification of rules/guidelines for roofing materials

Misc.

- ACC form submittal through HOALife functional and available.
- Exterior Electric Vehicle Charging Station installations require an approved ACC form.
- All exterior projects require an approved ACC form to be in place prior to start of projects. Includes driveway replacements. Failure to do so will result in fines.
- For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start. Phone 425-902-6994
- Please allow 4 weeks in advance of your exterior projects to submit ACC forms for review and approval. Our goal is to turn them around quickly, depending on follow up questions or inspections
- Dumpsters, Storage pods, and Porta Potties on driveways or properties for longer than 72 hours require an approval from FGHA to avoid violation notices.
- Setbacks – FGHA and King County Code require minimum 5 foot setbacks for all structures in side yards, backyards and front yards. Be sure your projects are in compliance.
- If exterior landscaping projects near natural streams (Madsen Creek and tributaries) are situated within the 65 foot critical natural area buffer along the streams, these projects MUST apply and be granted permits from King County Permitting and WA State Dept of Wildlife & Fish, before FGHA ACC approval will be granted.
- Shed projects that have electricity and/or water installed become “habitable” and will require King County Permits to be legal. Shed projects must comply with ACC R&R and Guidelines.

ACC Goals

1. Continue timely ACC form submittal review turn around.
2. Update Guidelines for ACC; discontinued roofing materials

Security Committee: Bernell Zorn

Overview

Security activity this period remained steady. Most incidents involved:

- Vehicle break-ins
- Solicitors entering the neighborhood
- Open garages during late-night patrols
- Suspicious persons or vehicles
- Vacation checks

No major violent incidents were reported.

Incident Summary (Totals from April 1–May 19)

Vehicle & Parking

- Vehicle break-ins: 32
- Parking/speeding issues: 4
- Abandoned/72-hour parking: 1
- Vehicle vandalism: 5
- Stolen property/mail: 1
- Vehicle doors left open/jump starts: 1

Quality of Life

- Open garages: 25
- Noise complaints: 2
- Solicitors: 8
- Water issues: 1

Safety & Suspicious Activity

- Suspicious persons/vehicles: 11
- Juvenile issues: 4

Animals

- Loose dogs/animal issues: 5

Vacation Checks

- Completed: 37

Narrative Highlights (Apr 22 – May 19)

Solicitors

Multiple pest-control and window-service solicitors were contacted and removed from the HOA. Several returned on different days despite posted signage.

Vehicle Incidents

Security responded to:

- Vehicles parked illegally or blocking visibility
- Suspicious vehicles parked for extended periods
- Multiple vehicle break-ins, including smashed windows and stolen items

Open Garages

Numerous garages were found open late at night. Some residents were contacted; others did not respond.

Noise & Disturbances

- Loud motorbike near a park
- Loud gatherings in garages
- Youth noise at Allen Park

All were resolved with verbal warnings.

Suspicious Activity

Reports included:

- Individuals approaching vehicles
- People acting erratically while walking through the neighborhood
- Unknown persons near porches or yards

Property Damage

A resident reported a fallen tree branch from a neighbor's yard that damaged their fence.

Wildlife

One coyote sighting was reported.

Package Theft

One report of packages stolen from a porch.

Streetlights

Two streetlights were reported out.

Vacation Checks

Security monitored 18 homes on the vacation list during this period.

General Assessment

Fairwood Green remains a safe community with active resident reporting and consistent security patrols. Most incidents were minor, preventable, and resolved without escalation.

2026	4/1-4/17	4/8-4/14	4/15-4/21	4/22-5/19
Abandon Vehicles / Parked for 72 hours				1
Large containers / Moving trucks				
Vehicle Parking / Speeding Violations			1	3
Alarm Calls Home/Vehicle				
Arson				
Assault / Threats				
Indecent Exposure				
Child found				
Child Abduction / Attempted / following				
Break-In		1		
Burglary				
Domestic Violence				
Emergency Response				
Fire				
Juvenile Problem	1			3
Loose Dog / Animal issue	2	1	1	1
Noise Complaints		1		1
Open Garages	3	3	1	18
Police Activities				
Property Vandalism / Theft of property				
Robbery				
Solicitors	1	4	3	8
Stolen Property / Mail / Vandalism				1
Stolen Vehicle / Motorcycle / Utility Trailer				
Street Lights				2
Power outage				
Street Signs				
Vehicle Break in		32	3	2
Theft				1
Trespassing				
Vacation Checks		11	8	18
Vehicle Accidents				
Vehicle Vandalism - Driveway				
Vehicle Vandalism - Street				
Wild Animals				
Neighborhood Dispute				
Suspicious Person / Activity	2	2	1	6
Damaged Property / Fallen Tree's				
U HAULS / Cargo utility trailers				
Found Object				

Gun Shots				
Water issues				1
Fairwood Green HOA Violations				
Fairwood Green Vandalism, Maintenance	1			
Suspicious Smells				
Resident Medical issue				
Residents Vehicles Doors / Trunk open / dome light on / jump start			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

Entrance at Fairwood Blvd

- ULM is installing and maintaining the Tregators from June until September

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!
- ULM repaired a sprinkler
- A volunteer replaced the net for one of the basketball hoops
- **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.
- The Port-a-potty is scheduled to be delivered in June.
- **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

- Flags
 - A volunteer researched, created instructions and found end caps to place over the blot/nuts at the top of the LED Street Lights. These were catching and ripping the flags last year.
 - A volunteer swapped out all the ripped flags with new ones and are ready to be deployed.
 - **CANCELED** - Putting up flags on May 16th
 - The weather forecast was for winds and possible stormy weather in afternoon.
 - There were only 4 volunteers and 1 truck – some had hard stops, which would prevent crew from working 6 hours to complete.
 - ULM is putting up the flags on June 1st along with placing caps on the LED Street Lights. They were unable to schedule the work prior to Memorial Day due to short lead time.
 - Volunteers needed September 19th at 9:00am to remove flags throughout the neighborhood
 - Will need 9 volunteers and 3 pickup trucks to complete the task.
 - Should take less than 2 hours
 - ULM will be prepared for removal the following week if required
- 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

No Report

External Affairs: Brian Davisson

- Invitation to HOA meeting: Brad McGlothlin (Millennium Construction Manager) Representing Ripple Fiber. To outline the Ripple Fiber project and answer general installation questions.
- FGHA Neighborhood Map: This map illustrates the first phase of fiber optic construction for 298 homes near the west entrance of 140th Ave SE and SE Fairwood Blvd.
- Aerial Project Map: A map provided by Milenium Inc. shows their project overlay on an aerial view of the neighborhood.
- Construction Build Plan Map: Kevin Folk from Ripple Fiber is working on a map that sections out the FGHA overview with their full build plan and forecasted dates.
- Phase one of the construction is currently scheduled for completion by June 30, 2026.

Additional Contacts:

HOA Homeowner claims

For issues requiring restoration, Milenium Inc. has provided the contact email claims@mileniumbors.com.

WA Utilities and Transportation Commission (WUTC)

<https://www.utc.wa.gov/contact-us>

Millennium

claims@mileniumbors.com

Ripple Fiber

<https://ripplefiber.com/contact>

[6000 Fairview Road](#)

[Suite 300](#)

[Charlotte, NC 28210](#)

Hours: M - F, 8am to 5pm

Number: 800-359-5767

Comcast

<https://www.xfinity.com/support/statusmap>

Comcast Center

[1701 JFK Blvd](#)

[Philadelphia, PA 19103](#)

1-800-934-6489

Vehicle Compliance Committee: Steve Jackson

Vehicle Violation 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/2965/violations/96883	ABSENTEE HOMEOWNER REQUESTED APPEAL BUT DID NOT SHOW FOR HEARING 9-8-25. REFERRED TO COLLECTIONS 1/27/26.
0	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/2965/violations/1095204	LARGE COMMERCIAL VEHICLE MUST BE PARKED ON DRIVEWAY PER AGREEMENT. NEXT INSPECTION
0	ESC-6-5807	[-]	12/20/25	Chronic - Commercial Veh	White cargo van	5/26/26	CHRONIC	https://app.hoalife.com/accounts/2965/violations/966607	CHRONIC VIOLATION AFTER SECOND APPEAL - REINSTATE FINES AND SENT LETTER DATED 12/22/25. REFERRED TO COLLECTIONS 5-4-26.
0	ESC-6-4625	[-]	5/10/26	Chronic - Commercial Veh	White cargo van	CHRONIC	CHRONIC	https://app.hoalife.com/accounts/2965/violations/966625	CHRONIC - VIOLATION AFTER TWO APPEALS? HELD LETTER AS VEHICLE MAY HAVE BEEN REMOVED AS OF 5-19-26.
1A	VLT-110-9166, ESC-7-2396	[-]	CHRONIC	Nuisance Vehicle(s)	Five (5) vehicles	3/23/26	CHRONIC	https://app.hoalife.com/accounts/2965/violations/1109166	CURE DATE FOR FIVE (5) VEHICLES IS FEBRUARY 18, 2026. SENT 3rd LETTER ON 3RD VIOLATION DATED 3/26/26. COMMENCE \$25/DAY FINE EFF 3/24/26. VEHICLES MAY HAVE BEEN REMOVED AS OF 5-22-26.
1B	VLT-113-1631	[-]	4/11/24	Animals	Tenant's dog involved in two separate attacks	4/11/26	NEW	https://app.hoalife.com/accounts/2965/violations/1131631	DOCUMENTS TWO DOG ATTACKS
1C	ESC-2947	[-]	4/7/2026 5/9/26	RV	Small boat on trailer parked on sideyard	5/4/26	ESC 5/9/26	https://app.hoalife.com/accounts/2965/violations/1131429	VIOLATION STILL ON PREMISES AS OF 5-22-26.
3	VLT-111-9109	[-]	3/1/26	Commercial Veh	White cargo van on roadway	6/12/26	2ND LETTER - CWG FINDING	https://app.hoalife.com/accounts/2965/violations/1119109	SENT FIRST LETTER DATED 3-4-26. CWG REVIEW 4/11&4/12=NO. SENT LETTER DATED 4/12/26, OUT BY 6-12-26.
4	VLT-112-7386	[-]	3/29/26	Commercial Veh	White cargo van with racks	5/28/26	1ST LETTER	https://app.hoalife.com/accounts/2965/violations/1127386	SENT LETTER 3-29-26. NEEDS INSPECTION.
5	VLT-113-8851	[-]	5/9/26	PMC Violation	Vehicle parked in backyard behind hedge	5/16/26	NEW	https://app.hoalife.com/accounts/2965/violations/1138851	SENT FIRST LETTER 5-10-26. NEEDS INSPECTION.
6	VLT-113-8104	[-]	5/7/26	PMC Violation	Pickup/SUV parked on front yard	5/14/26	1ST LETTER	https://app.hoalife.com/accounts/2965/violations/1138104	SENT FIRST LETTER 5-9-26. NEEDS INSPECTION.
7	VLT-113-8850	[-]	5/9/26	PMC Violation	Silver sedan parked on sideyard	5/16/26	NEW	https://app.hoalife.com/accounts/2965/violations/1138850	SENT FIRST LETTER 5-10-26. NEEDS INSPECTION
8	VLT-113-8849	[-]	5/9/26	Commercial Veh	Standup Cargo Van and utility trailer	7/8/26	NEW	https://app.hoalife.com/accounts/2965/violations/1138849	SENT FIRST LETTER 5-10-26
9	TBD	[-]	-	Commercial Veh	Gray Standup Cargo Van	-	-	-	HOMEOWNER COMPLAINT - NEXT INSPECTION
									POST DATE - 5/23/26

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:

04-24-26 – Traffic emphasis 14600 block SE Fairwood Blvd. Traffic emphasis 14700 blk. SE 172 pl.

05-05-26 – Traffic emphasis 15200 SE Fairwood Blvd. Notified by a resident about speeding cars near 14300 SE Fairwood Blvd. **Traffic emphasis 14300 blk. SE Fairwood Blvd. 1 warning for speeding.** I was contacted by a resident who told me of a disabled vehicle on SE 167 pl. **Assist patrol with a Domestic Violence incident at Petrovitsky Park. Area check including the disabled vehicle on SE 167 pl. Spoke to the owner who said it would be moved ASAP. Also tagged and photographed the car.**

05-08-26 – Area check of neighborhood. **1 notice of infraction for using an electronic device while driving.** I checked on the vehicle I tagged on Tuesday on SE 167 pl. The vehicle had been moved into a driveway. **Traffic emphasis 14700 blk. SE 172 pl. 1 warning for speeding. 1 notice of infraction for speeding.** Traffic emphasis 15200 SE Fairwood Blvd.

05-11-26 – Area check. Traffic emphasis 14300 SE Fairwood Blvd. **Assist patrol with 911 hang-up call at residence inside neighborhood.** Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. Area check.

05-12-26 – Area check. Traffic emphasis 16000 block SE Fairwood Blvd. **Assisted patrol with a Domestic Violence call in the neighborhood.** Area check including a **vehicle parked in 15700 blk. SE 166 pl. Checked for stolen and will contact the owner next shift.** Traffic emphasis SE 172 pl/ 161 Ave SE. Area check including looking for a youngster riding an unlicensed motorcycle in the neighborhood.

05-20-26 – Area check including a **possibly abandoned car on SE 166 pl and gave a warning to an adult motorcycle rider who was riding w/o a helmet.** Traffic emphasis SE 175 pl/ 155 Ave SE. Area check including **SE 165 St/14300 hrs. for youngsters on unlicensed motorcycles riding on the street.** Traffic emphasis 14700 blk. SE 172 pl.

05-21-26 – Area check. Traffic emphasis 14500 blk. SE Fairwood Blvd. Area check **including youth riding dirt bikes near the west end of the neighborhood.** Traffic emphasis 15200 blk. SE Fairwood Blvd.

Communications Committee: Vincent Zhao

No Report

Active Work

The Board discussed the Office Manager contract renewal which is in progress.

Mark discussed the upcoming 2026-2027 budget and requested budget items from each Committee.

The Board discussed the upcoming Bylaws revisions that will need to be discussed with legal and voted on by homeowners regarding the WACOIA requirements.

Brian Schanz addressed the remote sprinkler proposal from Uyeta Landscaping, which is still in the research phase.

MOTION: To approve the 30 ACC applications as presented in the ACC committee report **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 8:35 p.m. The next meeting will be held on **Tuesday, June 23, 2026,** and will begin at **7:00 p.m.**