

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
June 23, 2026

Vice President Bernell Zorn 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, Steve Jackson, Brian Schanz, Soledad St. Hilaire, Vincent Zhao, and Bernell Zorn. Lisa Lord and Mark Powell were absent. Thirteen homeowners attended the meeting.

Government/Guest Reports to the Board

King County Sheriff's Department – Deputy Sam Shirley

Deputy Shirley emphasized that Fairwood remains a low-crime area. He reported that there has been an increase in the number of stolen Kia's and Hyundai's. He mentioned that criminals will take a license plate off of a stolen vehicle and swap it with a vehicle parked in a driveway. He discussed the new legislation regarding motorized bikes on roadways.

Renton Regional Fire Authority – Fire Chief Josh Brown

Fire Chief Josh Brown discussed the ongoing world cup soccer games and mentioned that all law enforcement agencies are on high alert as the City of Renton is hosting the Belgium team. He discussed the importance of staying hydrated with the hot summer weather, mentioning that adults need 1 quart of water per hour during heatwaves. He warned homeowners to be mindful when swimming in rivers as there can be quick currents. He advised homeowners who are interested in registering for CPR and first aid classes to visit rentonrfa.com. Lastly, he stated that fireworks are illegal in unincorporated King County and advised homeowners to contact 911 if they see any fireworks being lit off.

Official Business

Approval of the Minutes: Bernell Zorn

MOTION: To approve the May Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 6-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 discussed ongoing issues with the Ripple Fiber installation project. A homeowner inquired about the necessary steps to replace their backyard patio. A homeowner mentioned an uptick in solicitors and concerns for backyard burning. A homeowner inquired about the definition of a commercial vehicle. A homeowner thanked the Board and expressed appreciation for a nicely maintained home. All comments were addressed by the Board at the meeting.

Executive Committee: Lisa Lord

Washington State lawmakers approved a new law that separates electric motorcycles from e-bikes to regulate motorized cycles on roads.

Our Summer events are approaching, beginning with our annual garage sale on July 10th, 11th and 12th. Following is our summer concert series at Allen Park. Each Sunday in August there will be live music beginning at 5 PM. Finally, to close out summer, our Last Splash event will be held on September 13th at Allen Park. Join your neighbors for a fun community event!

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.

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 - May

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 3,152	\$ 4,515
Total Income	\$ 59,387	\$ 60,743
Expenses		
Security	\$ 38,273	\$ 40,546
Common Properties	\$ 2,736	\$ 4,006
Special Events/Community	\$ 332	\$ 1,167
Utilities	\$ 307	\$ 1,250
Office	\$ 89	\$ 1,713
Professional Fees	\$ 9,613	\$ 8,917
Other	\$ 1,667	\$ 1,667
Total Expenses	\$ 53,017	\$ 59,266
Net Income/Loss	\$ 6,370	\$ 1,477

Year to Date Income and Expense Report

(September 1, 2025, to May 31, 2026)

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 506,052	\$ 506,052
Other Income	\$ 38,305	\$ 40,500
Total Income	\$ 544,444	\$ 546,687
Expenses		
Security	\$ 331,987	\$ 361,229
Common Properties	\$ 27,736	\$ 36,054
Special Events/Community	\$ 6,852	\$ 10,503
Utilities	\$ 7,176	\$ 11,250
Office	\$ 14,925	\$ 17,717
Professional Fees	\$ 78,583	\$ 80,253
Other	\$ 15,003	\$ 15,003

Total Expenses	\$ 482,262	\$ 532,009
Net Income/Loss	\$ 62,182	\$ 14,678

Balance Sheet as of May 31, 2026

Total Assets	\$ 455,104
Total Liabilities	\$ 161,551
Total Equity	\$ 293,553

Fairwood Greens Homeowners' Association

Special Assessment Expenses and Income Report - Allen & Toddler Park

12/1/23 to 5/31/26

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.

June Activities -

- Audit for 2024 – 2025 year now underway
- Tax return for 2024 complete and filed
- Budget for 2026-2027 (FY27) preparation is underway.

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.

Property Maintenance Committee: Lisa Lord

Summer is here and weeds are growing! Please be sure to check the sidewalks in front of your home to ensure the cracks are kept free of weed overgrowth.

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.

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

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 homeowner's 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 May 26, 2026 to June 23, 2026

Properties

Number of Properties with Violations	5
1st Violation	2
2nd Violation	3

Violation Categories

Rules & Regulations - Nuisance Vehicles	1
Rules & Regulations - Aesthetics - Yard Maintenance	1
Rules & Regulations - Commercial Vehicles	3

Greeter's Report: 1 new homeowner was greeted.

Architectural Control Committee: Mark Powell
24 May 2026 to 19 June 2026

19 Approved Projects

- 5 Exterior painting/siding
- 4 Driveway
- 1 Landscaping
- 2 Fence
- 2 Pergola, Gazebo
- 1 Solar installation
- 2 Decks
- 2 AC install

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

May 20–June 16, 2026

Pacific Coast Security documented 71 patrol activities and resident calls, along with 18 vacation-watch requests, during this reporting period.

Activity Summary

Category	Total
Open garage doors	24
Suspicious persons or activity	8
Solicitors	6
Noise complaints	6
Vehicle and parking concerns	5
Juvenile or park-related incidents	4
Animal or wildlife concerns	4
Vehicle theft, break-ins, or vandalism	4
Other resident assistance and safety calls	10

Key Incidents

Security responded to a stolen Kia found blocking a driveway and reports of additional vehicles being entered or tampered with. Officers also assisted with a vehicle that left the roadway and entered a homeowner's yard, a shattered residential window, and a missing child who was located unharmed. Several reports involved suspicious individuals or vehicles, aggressive solicitation, park vandalism, noise concerns, abandoned vehicles, and animal-related issues. Security coordinated with the King County Sheriff's Office and Animal Control when appropriate.

Open Garage Doors

Open garage doors remained the most frequent concern, with 24 incidents. Officers were able to notify several residents, but some garages remained unsecured because current contact information was unavailable. Residents should verify that garage doors are closed, lock vehicles, remove valuables, and update their contact information with the HOA.

Solicitors and Park Activity

Security responded to multiple reports involving door-to-door solicitors and directed them to leave the community. Officers also addressed damage and inappropriate activity at HOA parks, including portable-restroom vandalism, damage to a live tree, littering, and after-hours use of recreational facilities.

Safety Reminders

Residents are encouraged to:

- Lock vehicles and remove valuables, keys, and garage remotes.
- Retrieve packages promptly.
- Report suspicious activity while it is occurring.
- Call 911 for crimes in progress or immediate safety threats.
- Contact HOA security for patrol assistance and neighborhood concerns.
- Register for vacation checks before leaving town.

The HOA will continue coordinating with Pacific Coast Security and the off-duty King County Sheriff's deputy to support visible patrols and address community safety concerns.

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 installed and will be maintaining the Treegators 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 broken valve
- **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!
- Three trees were vandalized

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
 - ULM put up the flags on June 8th along with placing caps on the LED Street Lights.
 - 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

No Report

Vehicle Compliance Committee: Steve Jackson

Vehicle Violation In-Work

Item	Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	CWG STATUS	LINK	NEXT STEP/ACTION ITEMS
0	VLT-100-2571, VLT-103-1737 ESC	[-]	1/5/25 4/13/25	Commercial Veh	White cargo van	4/5/25, 6/12/25	N/A	https://app.hoalife.com/accounts/395/escalations/5838	TO COLLECTIONS
0	ESC-6-5807	[-]	12/20/25	Chronic - Commercial Veh	White cargo van	5/26/26	CHRONIC	https://app.hoalife.com/accounts/395/escalations/5838	TO COLLECTIONS
0	ESC-6-5807	[-]	4/10/26	Chronic - Commercial Veh	Pickup with bed mounted rack, cargo van, util trailer	CHRONIC	CHRONIC 7th Letter	https://app.hoalife.com/accounts/395/escalations/5838	TO COLLECTIONS
0	VLT-110-9166, ESC-7-2396	[-]	CHRONIC	Nuisance Vehicle(s)	Nuisance Vehicles and Boat	3/23/26	CHRONIC	https://app.hoalife.com/accounts/395/escalations/11091	TO COLLECTIONS
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/395/escalations/10951	HELD FOR MONITOR
0	ESC-6-4625	[-]	5/10/26	Chronic - Commercial Veh	White cargo van	CHRONIC	CHRONIC	https://app.hoalife.com/accounts/395/escalations/5466	HELD FOR MONITOR
0	VLT-110-5308	[-]	12/20/25	Commercial Vans	White cargo van	3/9/2026 8/17/26	2ND LETTER - CWG FINDING	https://app.hoalife.com/accounts/395/escalations/11091	HELD FOR MONITOR
1A	ESC-6-6785	[-]	6/8/26	Chronic - Nuisance Vehicle	Pickup loaded with garbage abandon on roadway	CHRONIC	CHRONIC	https://app.hoalife.com/accounts/395/escalations/66785	COMPLIANCE INSPECTION 6-7-26 INDICATES PICKUP IS BACK. SENT COMMENCE FINES OF \$25/DAY LETTER DATED JUNE 8, 2026.
1B	ESC-6-6151	[-]	6/8/26	Chronic - Commercial Veh	Car Trailer on Roadway	CHRONIC	CHRONIC	https://app.hoalife.com/accounts/395/escalations/66151	COMPLIANCE INSPECTION 6-7-26 INDICATES CAR TRAILER IS BACK. SENT COMMENCE FINES OF \$25/DAY LETTER DATED JUNE 8, 2026.
2	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/395/escalations/11149	SENT FIRST LETTER DATED 3-4-26. HOMEOWNER RESPONDED WITH ANGRY VOICEMAIL 3/10 & 3/11. CWG REVIEW 4/11&4/12=NO. SENT COMMENCE \$25/DAY FINE LETTER SENT/DATED 6-8-26. REQUESTED SECOND THEN THIRD REVIEW OF EXEMPTION DATA. IN-WORK AS OF 6-19-26.
3	VLT-112-7386	[-]	3/29/26	Commercial Veh	White cargo van with racks	5/28/26	2ND LETTER	https://app.hoalife.com/accounts/395/escalations/11277	SENT LETTER 3-29-26. SENT ESCALLATION LETTER 6-22-26.
4	VLT-113-8851	[-]	5/9/26	PMC Violation	Vehicle parked in backyard behind hedge	6/18/26	2ND LETTER	https://app.hoalife.com/accounts/395/escalations/11388	SENT FIRST LETTER 5-10-26. SENT 2ND LETTER DATED 6-11-26, CURE DATE 6-18-26. COMPLIANCE CHECK ON 6-20-26 INDICATES GONE.
5	VLT-113-8849	[-]	5/9/26	Commercial Veh	Standup Cargo Van and utility trailer	7/8/26	NEW	https://app.hoalife.com/accounts/395/escalations/11388	SENT FIRST LETTER 5-10-26
6	VLT-114-6994	[-]	6/7/26	Commercial Veh	Gray Standup Cargo Van	8/6/26	NEW	https://app.hoalife.com/accounts/395/escalations/11468	HOMEOWNER COMPLAINT - FIRST FRIENDLY SENT 6-8-26.
7	VLT-114-6995	[-]	6/7/26	Nuisance Veh	Silver Honda on driveway [-]	6/28/26	NEW	https://app.hoalife.com/accounts/395/escalations/11468	HOMEOWNER COMPLAINT - FIRST FRIENDLY SENT 6-8-26.
8		[-]		Commercial Veh	[-] service truck	-	-	-	NEXT INSPECTION - NEEDS ATTENTION AS ADDRESS IS NOT IN HOALIFE.
POST DATE - 06/20/26									

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:

- 06-02-26 – Area check. Traffic emphasis 15200 SE Fairwood Blvd. Parking complaint 14200 SE Fairwood Blvd. Homeowner complained about the Fiber-Optic construction vehicles blocking their driveway. Vehicle was moved and I spoke to the

Supervisor. Assisted patrol with a trespass complaint in the 17300 blk. 160 Ave SE. Traffic emphasis 14700 blk. SE 172 pl. Area check. Out of service

- 06-04-26 – Area check including a parked car partially blocking a driveway. Couldn't locate the owner. Traffic emphasis SE Fairwood Blvd and 156 Ave SE. Stop sign violations. 1 notice of infraction for failing to stop at the stop sign. Area check. Traffic emphasis 15200 SE Fairwood Blvd. Area check. The vehicle that was blocking a driveway was gone. Out of service.
- 06-08-26 – Area check including the parking problems reported by neighbors. As far as the Mercedes goes - my first notification on this car was on 5/5/26 by a passerby when I was running traffic. I went to where the vehicle was parked and noted its location so I could tag it if it didn't move. On 5/8/26 when I came back to the neighborhood, the vehicle had been moved. On 05/20/26 I was again made aware of the vehicle. I called the registered owner and asked him to make sure the car moved every 24 hrs. He agreed. I did photograph the car then as well. After receiving your email today, I checked the Mercedes. It had been moved from its' spot that I had photographed earlier. I called the owner again and asked him to make his vehicle moves more obvious. He agreed. There is no rust on the brake discs (which happens pretty fast in this climate and weather). I believe the car is being moved, but hopefully it'll be more apparent to the neighbors. I didn't ask where he lived, but suggested he park the car in a driveway occasionally.
- The Saturn on [--] was not stolen and the tabs are expired. I tagged and photographed the car. I also left a message at the last phone number of the house where I believe the car belongs. Traffic emphasis 15200 SE Fairwood Blvd. Including assisting patrol with a 2 car non-injury traffic accident at SE Fairwood Blvd and 148 Ave SE. Area check. Also received a call from the owner of the Saturn. The car has been moved to the driveway, and the owner is working on getting tabs (or making other arrangements) since I told them that having expired tabs on a vehicle parked in Fairwood Greens might be against the HOA agreement. I went by and confirmed the car is off the road. Also, I noticed a black BMW at [--]. It's been there for many months, but you've not asked me to tag it or contact the owner. Let me know and I'll tag it for impound since it's tabs are expired since 2024. Out of service.
- 06-11-26 – Area check. Traffic emphasis 14700 SE 172 pl. 1 warning for speeding. Area check. Assisted with traffic accident-car off the road and into a yard. 15800 blk. SE Fairwood Blvd. Traffic emphasis 14600 SE Fairwood Blvd. Out of service.
- 06-16-26 – Area check. Traffic emphasis 14600 blk. SE Fairwood Blvd. I observed an electric motorcycle headed east bound but couldn't catch it. Area check. Traffic emphasis SE 166 ct and 162 Ave SE.
- 06-18-26 – Area check. Traffic emphasis 14200 blk. SE Fairwood Blvd. 1 warning for speeding. Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. 1 warning for speeding. Traffic emphasis 14700 SE 172 pl. 1 e-bike racing down SE 172 pl. I couldn't catch him but found him a little later. Got his name, address and parent's phone number. Located 5 more e-bikes on SE Fairwood Blvd. 2 ran, 3 did not. Got their names, addresses and parent's phone numbers. Tried to impress all the dangerous, illegal things about riding the e-bikes on the road. Out of service.

Communications Committee: Vincent Zhao

- July Newsletter Status: Completed and submitted for publishing
- 1 community post in June on Facebook & FWG website.
- Ripple Fiber Construction has been a significant community communication item this past month; the next update is working in progress.

Active Work

The Board discussed the preliminary 2026-2027 budget.

The semi-annual July dues letter and newsletter are scheduled to be mailed to all homeowners on July 1, 2026.

The landscape irrigation system has been turned on and the backflow testing is being conducted, at no cost to the Association.

MOTION: To approve the 19 ACC applications as presented in the ACC committee report **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

MOTION: To accept the vehicle non-compliance violations as reported in the Vehicle Non-Compliance Committee report **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

MOTION: To accept the property maintenance violations as reported in the Property Maintenance Committee report **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 8:20 p.m. The next meeting will be held on **Tuesday, July 28, 2026**, and will begin at **7:00 p.m.**