Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
July 28, 2026

Treasurer & Secretary Mark Powell 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, Mark Powell, Brian Schanz, and Vincent Zhao. Lisa Lord was absent. Eight homeowners attended the meeting.

Government/Guest Reports to the Board

King County Sheriff's Department – Deputy Sam Shirley

Deputy Shirley spoke about the recent shooting at the Seattle Center and stated that there would be a public bulletin released soon. The shooting appeared to be targeted and does not pose a dangerous threat to the public. Deputy Shirley stated that Kias and Hyundais are being targeted again for vehicle theft and emphasized keeping them in the garage if possible. Deputy Shirley addressed the recent graffiti on the Allen Park shed and advised homeowners to take a picture of the graffiti before covering it up and sending it in to the Sheriff's department.

Renton Regional Fire Authority – Fire Chief Chris Krystofiak

Fire Chief Chris Krystofiak stated that it was a decent 4th of July holiday in terms of fireworks and reported less than usual emergencies, there were no residential fires. In addressing the recent wildfires, he stated that the fire department has a wildland team that focuses on fires in the woods caused by homeless camps or kids playing with fireworks.

Fairwood Community Group – Tom Stafford

Invited by a homeowner to speak at the meeting, Tom Stafford of the Fairwood Community Group discussed the group's outreach efforts in the community. The Community Group outreach started with a pop-up market during May-October on the 2nd Wednesday of each month. The group focuses on promoting awareness within Fairwood. Tom announced that there will be a Department of local services meeting in August to provide a community update regarding the Fairwood Subarea Plan. More information about the Fairwood Community Group can be found at their website https://www.fairwoodcommunitygroup.com/.

Official Business

Approval of the Minutes: Mark Powell
MOTION: To approve the June Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 5-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 the community garage sale, the upcoming bylaws changes for compliance with Washington State WUCOIA Statutes, concerns with kids on e-bikes, property values, rental houses and appreciation for the Board.

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 - June

	Actual	**Budget**
Revenues		
Bi-Annual Dues Income	$ 56,228	$ 56,228
Other Income	$ 3,806	$ 4,515
Total Income	$ 60,034	$ 60,743
Expenses		
Security	$ 41,072	$ 40,546
Common Properties	$ 5,603	$ 4,006
Special Events/Community	$ 131	$ 1,167
Utilities	$ 119	$ 1,250
Office	$ 788	$ 1,713
Professional Fees	$ 8,518	$ 16,717
Other	$ 1,667	$ 1,667
Total Expenses	$ 57,898	$ 67,066
Net Income/Loss	$ 2,136	$ (6,323)

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

	Actual	**Budget**
Revenues		
Bi-Annual Dues Income	$ 562,280	$ 562,280
Other Income	$ 42,207	$ 45,150
Total Income	$ 604,487	$ 607,430
Expenses		
Security	$ 373,059	$ 401,775
Common Properties	$ 33,339	$ 40,060
Special Events/Community	$ 6,983	$ 11,670
Utilities	$ 7,404	$ 12,500

Office	$ 16,411	$ 19,430
Professional Fees	$ 87,102	$ 96,970
Other	$ 16,670	$ 16,670
Total Expenses	$ 540,968	$ 599,075
Net Income/Loss	$ 63,519	$ 8,355

Balance Sheet as of June 30, 2026

Total Assets	$ 400,204
Total Liabilities	$ 105,323
Total Equity	$ 294,881

Fairwood Greens Homeowners' Association

Special Assessment Expenses and Income Report - Allen & Toddler Park

12/1/23 to 6/30/26

Description	Amount
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.

June 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.
- Preparation of homeowner July Dues mailing.

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: customercare@pse.com
    - An online form to fill out is also available on the PSE website for reporting outage under the 'Customer Service' menu
- Person a **water leak** please contact Cedar River Water and Sewer
    - Office 425-255-6370, Email - custsvc@crwsd.com
- Washington State Pest Management Association
    - Consumer Feed Back Form – Reporting Unethical Sales Practices
        - https://www.wspma.com/aws/WSPMA/input_form/display_form_01_show?form_no=19&host=retain&contact_id=3512870

Inspection Summary Report June 24, 2026 to July 28, 2026

Properties

Number of Properties with Violations	17
1st Violation	16
2nd Violation	1

Violation Categories

Rules & Regulations - Waste Container Storage	1
Rules & Regulations - Aesthetics - Yard Maintenance	11
Rules & Regulations - Aesthetics - Trees & Shrubs	3
Rules & Regulations - Commercial Vehicles	1
Rules & Regulations - Aesthetics - Home Exterior Maintenance	1

Greeter's Report: 2 new homeowners were greeted.

***Architectural Control Committee*:** Mark Powell
19 June 2026 to 25 July 2026

21 Approved Projects
- 8 Exterior painting/siding
- 4 Driveway
- 3 Roof
- 5 Fence
- 1 Landscaping

0 In process/evaluation
0 Unapproved Projects
0 ACC violations
0 Enquiries
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: Steve Jackson

	Apr 1 - April 7	Apr 8 - Apr 14	Apr 15 - Apr 21	Apr 22 - May 19	May 20 - June 16	June 17 - July 21
Abandon Vehicles / Parked for 72 hours				1	4	3
Large containers / Moving trucks						
Vehicle Parking / Speeding Violations			1	3	1	6
Child found / Child missing					1	
Child Abduction / Attempted / following						
Break-In		1			1	
Juvenile Problem	1			3	4	6
Loose Dog / Animal issue	2	1	1	1	4	3
Noise Complaints		1		1	6	12
Open Garages	3	3	1	18	24	19
Police Activities						
Property Vandalism / Damaged Property						1
Robbery						
Solicitors	1	4	3	8	6	
Stolen Property / Mail / Vandalisim / Property theft				1		2
Stolen Vehicle / Motorcycle / Utility Trailer					1	
Street Lights				2		
Vehicle Break in		32	3	2	1	
Theft				1		
Tresspassing						
Vacation Checks		11	8	18	18	17
Vehicle Accidents					1	1
Vehicle Vandalism - Driveway						
Vehicle Vandalism - Street					2	
Wild Animals						
Neighborhood Dispute					1	1
Suspicious Person / Activity	2	2	1	6	8	5
Damaged Property / Fallen Tree's						
U HAULS / Carog utility trailers					1	
Found Object					1	
Water issues				1		1
Fairwood Green HOA Violations						
Fairwood Green Vandalism, Maintenance	1				1	1
Suspicious Smells					1	
Resident Medical issue						
Residents Vehciles Doors / Trunk open / dome light on / jump start			1		1	

Incident Reports:

- Wednesday, June 17, 2026 - At approximately 6:42 pm, located at SE Fairwood Blvd. Security Officer Adam Nuhu, while on patrol, was flagged down by a resident stating there was a vehicle wreck at said location. The Security Officer arrived at said location and observed two vehicles that had wrecked into each other. A red Honda was making a turn and a driver in a Nissan Sentra was traveling on SE Fairwood Blvd towards the exit. The driver of the red Honda stated that he made his turn into Fairwood, the driver stated that the driver in the Nissan was already in his lane, and the accident happened. The police were called, and the case number is. - At approximately 10:30 pm, located at Security Officer Abubakar Shehu, while on patrol observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- Thursday, June 18, 2026 - At approximately 12:06 am, Security Officer Abubakar Shehu, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured.
- Friday, June 19, 2026 - No incidents reported
- Saturday, June 20, 2026 - At approximately 3:20 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. Security Officer Dontre Matlock. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured, and the phone number on file, is disconnected and no longer in service.
- Sunday, June 21, 2026 - At approximately 10:10 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident, stating that there was loud conversation, and music coming from said location. The Security Officer arrived at said location and could hear a low level of music. The resident stated that the music was already at a reasonable level, but out of consideration she will reduce the noise.

- Monday, June 22, 2026 - At approximately 10:27 pm, Security officer Dontre Matlock, while on patrol, received a call from a resident, stating that his children were home alone, and an unknown male was knocking at their front door asking for help. The kids that were home alone had called their father for assistance. After a bit the Kids called the Security Officer and informed them that the unknown person had left and was walking down the street. The father had called the police department. The Security Officer arrived at said location and spotted the person who was sitting in the roadway. The person stated to the Security Officer that he had run away from his group home and was experiencing leg pain, making it difficult to walk or stand. The police department, and fire department arrived at said location, called the group home, checked out the person's leg, and no hospital treatment was needed, and a group home employee picked up the person.
- Tuesday, June 23, 2026 - At approximately 9:44 am, Security Officer John Meno, while on patrol, received a call from a resident, station that his neighbor at said location, the sprinkler system was broken, and water leaked in their yard. The Security Officer went to said location and did not witness any water leaking in the resident yard but did see the sprinkler head had broken off. - At approximately 10:41 am, Security Officer John Meno, while on patrol, was flagged down by a resident stating that there was a black bear in their front yard. On their video it showed the black bear heading to their back yard. They have not seen the bear since. - At approximately 4:21 pm, Security Officer Adam Nuhu, while on patrol, observed cracks on the sidewalk. - At approximately 5:29 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident, stating that her daughter's blue 24” mountain bike was stolen from her front yard at said location. PCS will be on the lookout for this bicycle.
- Wednesday, June 24, 2026 - At approximately 3:36 pm, Security Officer Adam Nuhu, while on patrol, observed a red Honda CRV parked on the sidewalk. The Security Officer was able to notify the resident and asked to have the vehicle moved off the sidewalk. - At approximately 9:34 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, stating that there were multiple kids on electric bikes and gas motor bikes riding at a high speed of 45 -50 mph, and also doing lap circles through the golf course area. The Security Officer went to said location and was not able to locate the kids. - At approximately 10:32 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- Thursday, June 25 2026 - At approximately 12:07 am, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured.
- Friday, June 26, 2026 - No incidents reported
- Saturday, June 27, 2026 - At approximately 9:29 am, Security Officer Rodney Gillespie, while on patrol, observed a broken swerve line in the center of the road . Cedar River water was called, and it was turned off. Cedar River was still on scene. - At approximately 8:36 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident, stating that there were two kids riding very loud bikes at a high speed, and throwing up loud fireworks, by the golf course. The resident stated this happened at around 5:00 pm. - At approximately 10:30 pm, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured. There was no contact information at this location.
- Sunday, June 28, 2026 - No incidents reported.
- Monday, June 29, 2026 - At approximately 10:44 am, Security Officer John Meno, while on patrol, was flagged down by a resident, reporting that a white Kia Soul had been parked on the roadside for about three weeks. And has no plate on the vehicle. The Security Officer was able to notice that there was a license plate in the seat of said vehicle. At approximately 12:14 pm, Security Officer John Meno, while on patrol, received a call from a resident, reporting a white male individual at said location, banging on a silver Honda Odyssey. The Security Officer arrived at said location and asked if the person needed help. The person said “No” and explained he was having troubles getting into his car and will have to call a locksmith. The person is a resident of Fairwood Greens HOA. - At approximately 3:34 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured.
- Tuesday, June 30, 2026 - No incidents reported.
- Wednesday, July 1, 2026 - At approximately 10:41 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured.
- Thursday, July 2, 2026 - At approximately 9:25 am, Security Officer John Meno, while on patrol, received a call from a resident that resides at said location, stating he did not receive anything about his HOA dues. The Security Officer gave him a number to call. - At approximately 10:58 am, located at Allen Park. Security Officer John Meno, while on patrol, received a call from a resident, stating that there was a male individual playing basketball in said location at approximately 3:20 am in the morning, and requested more patrol around the park.
- Friday, July 3, 2026 - At approximately 10:36 pm, located around SE 173rd St. Security Officer Dontre Matlock, while on patrol, received a call from a resident, regarding loud fireworks in the neighborhood. The Security Officer went to said location, and observed no individuals discharging fireworks, nor any physical evidence of fireworks being set off.

- Saturday, July 4, 2026 - At approximately 9:02 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, reporting a large volume of fireworks going off. The resident was unsure of the exact origin of the fireworks. The Security Officer patrolled the entire area, and could hear the fireworks, but was not able to find the exact location. - At approximately 10:29 pm, located at the elementary school. Security Officer Dontre Matlock, while on patrol, received a call from a resident, reporting fireworks being set off near said location. The Security Officer arrived at said location and was able to talk with the resident that was setting off the fireworks, and reminded them of the HOA, and King County guidelines. The resident stopped setting the fireworks off. - At approximately 11:10 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident, reporting his neighbor at said location, is setting off fireworks, and the debris is getting on their car. The resident stated that the resident that was setting off the fireworks, was walking down the street to a more open area. The Security Officer was not able to locate the persons. - At approximately 11:29pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident, reporting fireworks being set off, but was not sure of the location. The resident requested more patrols in her area. The Security Officer arrived at said location and made contact with a resident that was setting off fireworks, and reminded him of the HOA, and King County Fireworks guidelines.
- Sunday, July 5, 2026 - At approximately 12:23 am, Security Officer Dontre Matlock, while on patrol, received a call from a resident, reporting fireworks being set off in the area. The resident stated he has a autistic daughter, and has been repeatedly awakened by the fireworks, causing her to stress. The Security Officer arrived in said area and was not able to locate any fireworks being set off. The resident stated they stopped shortly after the first call to the Security Officer. - At approximately 12:31 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured. - At approximately 11:12 pm, Security Officer Abubakar Shehu, while on patrol, received a call regarding loud noise at said location. The Security Officer arrived at said location and observed a party for the world cup. The Security Officer spoke with the resident, and they said they would be quiet.
- Monday, July 6, 2026 - At approximately 10:06 am, Security Officer John Meno, while on patrol, received a call from a resident, asking for the Security Officer to go to his residence, and ask his wife to call him. The resident stated he has called her several times. - At approximately 10:05 pm, Security Officer Dontre Matlock, while on patrol, received a resident, stating that there is a newly installed security camera on the corner of her neighbor's house, which appears to be directly aimed at the caller's bedroom window. - At approximately 11:52 pm, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured. The caller has stated that she has had previous incidents with her neighbor and wants this reported.
- Tuesday, July 7, 2026 - On July 7, 2026 at approximately 11:17 am, Security Officer John Meno, while on patrol, received a call from a resident, stating there was a blue RAV4 SUV blocking his mailbox, and parked facing the wrong way. The Security Officer arrived at said location and talked to a female that got out of the car, letting her know she needed to move her car. The car was moved. - On July 7, 2026 at approximately 12:38 pm, Security Officer John Meno, while on patrol, received a call from a resident, reporting a white Ford F150 that is parked at said location. The resident said that it's a hazard because the truck blocks the view of cars coming out of SE 173rd St onto 156th Ave SE.
- Wednesday, July 8, 2026 - At approximately 2:30 pm, Security Officer Adam Nuhu, while on patrol was waved down by a resident, reporting smoke coming from the ground at said location. The Security Officer arrived at said location, and a resident came out of his house, and stated that he was burning weeds along the sidewalk. The resident stated he would take care of the smoke. - At approximately 10:44 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured. - At approximately 11:31 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- Thursday, July 9, 2026 - At approximately 8:56 am, Security Officer John Meno, while on patrol, received a call from a resident, reporting that all three of her tabs of her vehicles were stolen. The resident does not know when it happened, she just noticed it today. The resident will report this to the police department.
- Friday, July 10, 2026 - At approximately 12:37 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured. - At approximately 2:46 am, Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured. - At approximately 9:54 pm, located at Allen Park. Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, reporting a group of kids inside Allen park parking. The Security Officer arrived at said location and explained the rules of the park. The kids left. - At approximately 11:32 pm, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The security officer was able to notify the resident, and the garage door was secured.
- Saturday, July 11, 2026 - At approximately 7:31 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, reporting a woman screaming for help from the home care at said location. The Security Officer arrived at said

location, and the caretaker said that the elderly woman is mentally ill and was given medication to calm her down. I reminded the Security Officer of the policy that is implemented regarding the home care facilities.

- Sunday, July 12, 2026 - At approximately 11:34 am, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident reporting that approximately 5:45 am this morning, a suspicious male entered through the side gate, and proceeded to knock over some items possibly looking for something. The person then proceeded to the neighbor's home and did the same thing. The person does not appear homeless, or is driving, and nothing appears to be missing. - At approximately 2:28 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident, stating that there was a white van parked on the sidewalk. The Security Officer arrived at said location and was able to talk to the owner of the van, and the vehicle was moved. - At approximately 9:33 pm, located at SE 167th. Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, stating that three kids were picking apples from a neighbor's house at said location. The Security Officer spotted the kids by the golf course, and tried talking to them, but they ran off. - At approximately 10:18 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident, regarding construction noise coming from said location. This has been going on for the past three nights. The Security Officer was able to talk with the person, and the person apologized for the noise. He is trying to meet a deadline for the market. The resident stated he would stop working. - At approximately 11:13 pm, Security Officer Dontre Matlock, while on patrol, received a follow up call from a resident, stating that the construction noise at said location was still going on, and she had previously called Security and complained. The Security Officer arrived at said location, and did not hear any construction noise, but spoke with the person again. The person stated that he stopped working; he is only loading up his truck to leave for the night.
- Monday, July 13, 2026 - At approximately 11:34 am, Security Officer John Meno, while on patrol, received a call from a resident, reporting a blue Ford F25 parked partially in the driveway and over the sidewalk. The Security Officer arrived at said location and spoke with the owner of the truck. The owner of the truck now knows not to park on the sidewalk. The truck was moved. - At approximately 10:52 pm, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured.
- Tuesday, July 14, 2026 - No incidents reported.
- Wednesday, July 15, 2026 - No incidents reported.
- Thursday, July 16, 2026 - At approximately 2:35 PM, Security Officer Adam Nuhu, while on patrol, observed a blue and red Handyman van parked on the sidewalk. The Security Officer was able to notify the owner of the vehicle, and the vehicle was moved. - At approximately 5:03 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident, stating that he spotted a coyote in his backyard. The Security Officer arrived at said location, and did not see a coyote, but did see footprints of the coyote.
- Friday, July 17, 2026 - At approximately 12:47 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The security Officer was able to notify the resident, and the garage door was secured. - At approximately 7:31 pm, Security Officer Adam Nuhu, while on patrol, spotted a coyote. The Security Officer informed the residents that were walking around the premises to remain vigilant to avoid being attacked.
- Saturday, July 18, 2026 - No incidents reported.
- Sunday, July 19, 2026 - At approximately 2:36 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured. - At approximately 4:19 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident, reporting a blue Mazda parked on the sidewalk. The Security Officer was able to ask the owner of the vehicle to move it off of the sidewalk.
- Monday, July 20, 2026 - At approximately 12:39 am, located at Allen Park. Security Officer Dontre Matlock, while on patrol, received a call from a resident, reporting loud music coming from said location. The Security Officer arrived at said location and observed a black Toyota with three individuals in it, playing loud music. The Security Officer talked to the driver, described as a black male, with short hair, wearing a gray tank top, and was asked to turn the volume down, because residents have complained. The person acknowledged the complaint and agreed to lower the volume. - At approximately 12:28 pm, Security Officer John Meno, received a call from a resident stating there was a suspicious white male, possibly in his 40s, and has brown hair, came up to his front door and knocked. The resident did not answer the door. The person then sat in his blue mini cooper near the basketball court at Allen Park. The Security Officer arrived at said location, and approached the person, and asked if he was with the guys digging up the Boulevard, and he said "Yes". The person claimed he was doing work on his phone. The Security Officer was not able to take photos because the person took off. - At approximately 2:50 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident reporting there is a car with a cover on it parked at said location, and has been there for about ten days.
- Tuesday, July 21, 2026 - At approximately 3:24 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, but the resident did not respond. The garage door was not secured. - At approximately 7:25 pm, Security Officer Adam Nuhu, while on patrol, was waved down by a resident, reporting two kids on electric bikes around said location. The resident said it appeared that they were

patrolling in circles possibly looking out for packages to be delivered at doors. According to the resident the kids headed to the exit of the neighborhood towards 140th SE and exited the HOA.

King County Sheriff's Office Reports

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.

- 6-18-26 – 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.
- 7-7-26 – Security told me of a Ford truck that was parked near SE 173 and 156 Ave. Area check. I spoke to a resident at a house near where the truck was parked and they agreed to move it. I checked on it later, and it had been moved. Traffic emphasis 14600 block SE Fairwood Blvd. Area check. Traffic emphasis 15200 SE Fairwood Blvd. Out of service.
- 7-9-26 – Notified Security that I was available. Traffic emphasis 15200 SE Fairwood Blvd.
- 2 more E-motorcycles stopped, identified and warned. I also called a KCSO traffic officer to determine my next course of action if the kids don't stop riding in the neighborhood. Area check. Traffic emphasis 14700 blk. SE 172 pl. Area check. Traffic emphasis 14600 blk. SE Fairwood Blvd. Out of service.
- 7-13-26 – notified Security that I was available. Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. Area check. Traffic emphasis 15200 SE Fairwood Blvd. Area check. Out of service.
- 7-21-26 - Notified Security that I was available. Area check including the covered vehicle on 142 Ave SE. I spoke with the owner who showed me the vehicle was properly licensed and operational. We discussed ways he could leave the vehicle covered and within RCW and HOA policy. He's going to park it part time on the driveway while he gets his garage rearranged. I also saw 1 e-motorcycle on Fairwood Blvd. but couldn't catch up to it. Traffic emphasis 14700 blk. SE 172pl. Area check. Traffic emphasis 14300 blk. SE Fairwood Blvd.
- Out of service.

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 maintaining the Treegators until September
- A volunteer completed the backflow testing and submitted the report to Cedar River Water & Sewer District

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!
- Volunteers pressure washed and cleaned the pickleball courts
- A volunteer made repairs to the pickleball courts Novaplay surface
- A volunteer painted the side of the shed that was vandalized with graffiti
- A volunteer completed the backflow testing and submitted the report to Cedar River Water & Sewer District

- **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

- 11/28 – Holiday lights go up, hot chocolate, cookies – 10 volunteers needed
- 1/9 – Holiday lights come down, hot chocolate, cookies – 10 volunteers needed
- 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*:** TBD

2026 Concert Line-Up

All concerts begin at 5:00 PM at Allen Park

- August 9th: Emily McVicker – Taylor Swift Cover
- August 16th: Aaron Crawford
- August 23rd: The Quadtones
- August 30th: Free Rain

The Last Splash Family Fun Day/Community Picnic in Allen Park will be held on September 13th from 1:00 – 4:00 pm.

External Affairs: Brian Davisson

Property Damage Reports - Property damage to homeowners' property caused by the Ripple/Milenium Fiber construction; there were 5 reports this month.

Homeowners are advised to file a claim with Milenium Construction and Ripple Fiber, and if not resolved to their satisfaction,

Homeowners should contact their homeowners insurance, stating that a utility contractor damaged their property and is not repairing it properly.

- Homeowner 1 - Main waterline from street to home damaged, and not repaired to the water company's standards, no resolution at this time.
- Homeowner 2 - Damaged sprinkler manifold, and dirt in the system, No resolution at this time .
- Homeowner 3 - Verbal complaint damaged concrete curb; Homeowners are getting a professional quote to repair it. No resolution at this time.
- Homeowner 4 - Damaged water main, and dirt and debris left everywhere.
- Homeowner 5 - Cabling in the yard, landscaping damage. This is affecting the ability to sell their home.

Road Patching - Ripple / Milenium - King County Inspector in charge of overseeing the Ripple Fiber project in the Fairwood Greens neighborhood. The current patches you see are temporary filled with cold-mix asphalt. I spoke with Milenium this week, and their plan is to begin permanent asphalt restoration within the next 2 weeks (date July 20th 2026). The patches will be t-cut, patched with hot mix asphalt, and sealed.

Vehicle Compliance Committee: Steve Jackson

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.hoalife.com/accounts/3965/escalations/68383	TO COLLECTIONS
0	VLT-110-9166, ESC-7-2396	[--]	CHRONIC	Nuisance Vehicle(s)	Multiple Vehicles	3/23/26	CHRONIC	https://app.hoalife.com/accounts/3965/violations/110916	TO COLLECTIONS
0	ESC-2947	[--]	4/7/2026 5/9/26	RV	Small boat on trailer parked on sideyard	5/4/26	CHRONIC	https://app.hoalife.com/accounts/3965/violations/113170	TO COLLECTIONS
0	ESC-6-5807	[--]	12/20/25	Chronic - Commercial Veh	White cargo van	5/26/26	CHRONIC	https://app.hoalife.com/accounts/3965/violations/94668	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/3965/violations/109504	HELD FOR MONITOR
0	VLT-110-5308	[--]	12/20/25	Commercial Vans	White cargo van	3/9/2026 8/17/26	HELD FOR MONITOR	https://app.hoalife.com/accounts/3965/violations/110508	HOMEOWNER BUILDING NEW PLACE. GAVE 6 MONTHS TO COMPLY. REASSESS 8-17-26.
0	ESC-6-4625	[--]	5/10/26	Chronic - Commercial Veh	White cargo van	CHRONIC	HELD FOR MONITOR	https://app.hoalife.com/accounts/3965/escalations/64625	CHRONIC - VIOLATION AFTER TWO APPEALS - HOLD 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/3965/escalations/66785	STOPPED FINES AS OF JULY 1, 2026 SO OWES $575. CLOSED
1B	ESC-6-6151	[--]	6/8/26	Chronic - Commercial Veh	Car Trailer on Roadway	CHRONIC	CHRONIC	https://app.hoalife.com/accounts/3965/escalations/66151	STOPPED FINES AS OF JULY 1, 2026 SO OWES $575. CLOSED
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/3965/violations/111910	CONVENED APPEAL HEARING 7-23-26. MITIGATION IS IN PROGRESS, LETTER IN-WORK.
3	VLT-112-7386	[--]	3/29/26	Commercial Veh	White cargo van with racks	5/28/2026 7/22/26	2ND LETTER	https://app.hoalife.com/accounts/3965/violations/112738	GONE
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/3965/violations/113885	GONE
5	VLT-113-8849 VLT-116-1029	[--]	5/9/26	Commercial Veh	Standup Cargo Van and utility trailer	7/8/2026 8/21/26	2ND LETTER	https://app.hoalife.com/accounts/3965/violations/113884	SENT FIRST LETTER 5-10-26. SENT 2ND LETTER 7-21-26, OUT BY 8-21-26.
6	VLT-114-6994	[--]	6/7/26	Commercial Veh	Gray Standup Cargo Van	8/6/26	NEW	https://app.hoalife.com/accounts/3965/violations/114699	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/3965/violations/114699	GONE
8	VLT-115-2738	[--]	6/23/26	Commercial Veh	White [--] service truck and utility trailer	8/22/26	NEW	https://app.hoalife.com/accounts/3965/properties/613433	FIRST LETTER SENT 6-25-26 TO INCLUDE TRUCK AND UTILITY TRAILER VIOLATION.
9	TBD	[--]	7/16/26	Nuisance Veh	Vehicle under cover parked on roadway	N/A	N/A	-	FORWARD TO KCSO 7-16-26 AS ABANDON VEHICLE.
10	TBD	[--]		Commercial Veh	White cargo van				NEXT INSPECTION
									POST DATE - 07/25/26

Communications Committee: Vincent Zhao
No Report

Active Work
The Board discussed recent anonymous contact communications.

The Board discussed the upcoming Board member elections at the annual meeting and proposed verbiage for homeowner communications.

The Board discussed future pickleball court maintenance and tabled the discussion for a future budget period.

The Board discussed a recent communication from Trovitsky Park HOA President regarding the proposed Disc Golf course.

MOTION: To approve the 21 ACC applications as presented in the ACC committee report **Second:** Yes. **Discussion:** None. **Vote:** 5-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:** 5-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:** 5-Yes, 0-No. **MOTION CARRIED.**

MOTION: To accept Board Members Bernell Zorn and Soledad St. Hilaire's resignations **Second:** Yes. **Discussion:** None. **Vote:** 5-Yes, 0-No. **MOTION CARRIED.**

MOTION: To accept Board Member Vincent Zhao as pro-tem Vice President **Second:** Yes. **Discussion:** None. **Vote:** 5-Yes, 0-No. **MOTION CARRIED.**

MOTION: To approve the preliminary 2026-2027 budget **Second:** Yes. **Discussion:** None. **Vote:** 5-Yes, 0-No. **MOTION CARRIED.**

The meeting adjourned at 8:45 p.m. The next meeting will be held on **Tuesday, August 25, 2026,** and will begin at **7:00 p.m**.