



January 2022

Contact the association board:
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425.227.3997/office manager
425.271.5804/fax
contact@fairwoodgreens.org | www.fairwoodgreens.org

Association Board meets
Fourth Tuesdays monthly
@7PM Fairwood Golf &
Country Club. Meet and
Greet @6:30 Feb, Jun & Oct

Please update!

FGHA relies on email to contact homeowners and help us reduce operating costs. It is IMPORTANT that your email(s) are on file with the office manager.

Make sure your telephone is correct, too. Our 24/7 security force relies on telephone to contact homeowners in the event of emergency, for vacation checks, and to notify you of an open garage.

Return your updates using the form on the cover letter.

The Fairwood Greens Homeowners' Association Board is seeking to better communicate to our 1,500 residences. Newsletters highlighting the work in the community will be included within our semi-annual dues statements, beginning with this first edition. Please provide any comments to contact@fairwoodgreens.org (subject line: NEWSLETTER).

In this issue

- Property Maintenance Committee addresses commercial vehicle parking and aesthetics within the neighborhood
- Security Committee selects a new security company - Pacific Coast Security at your service
- Architectural Control Committee tells what each homeowner must do before beginning a project
- Common Properties Committee highlights the maintenance project at Allen Park and future work for both Toddler and Allen parks

Speed Detector Displays and more

In addition to the two new speed detector displays that the King County Road Services, Division of Local Services, owns and operates on Fairwood Blvd, they offer five speed trailers that they can deploy upon a homeowner's request along roads within the Greens where vehicles are regularly exceeding the 25 MPH speed limit. To request a speed trailer, homeowners can call the KC Road Services request helpline: 206-455-8100 or 800-527-6237; for non-urgent issues email: maint.roads@kingcounty.gov.

The more requests there are greatly increases the possibility of additional KC-owned speed detector signs being installed within the community.

Property Maintenance

We are streamlining processes so everyone understands expectations for properties within our neighborhood. It is our goal that Fairwood Greens continues to be one of the most desirable places to reside.

We clarify two of our R&Rs (rules and regulations) that have resulted in several recent homeowner comments at our association board meetings.

Commercial vehicles:

Defined as any vehicle that prominently displays the logo of any commercial enterprise; or box vans, box trucks, all trailers, step vans, buses, tow trucks, etc. which a reasonable person would consider as being substantially designed or intended for business, trade, or commercial use.

No commercial vehicle may be parked overnight in Fairwood Greens except vehicles used due to employment requirement and/or benefit. Such parking requires advance property maintenance approval.

If the Board permits an employment required vehicle to be parked in the community, it must always be parked in the Owner's driveway, not on the street.

Aesthetics:

- Trees and shrubs must remain well pruned, shrubs must not protrude over the sidewalk, trees must be trimmed at least 7 feet above the sidewalk, and moss must be removed from sidewalks, driveways, and rooftops.

- Trees/plants must be trimmed from street lights, street signs, bus signs.
- Waste containers, woodpiles, building materials, etc. must not be visible from the street; leaf piles and other debris and trash must be removed.

Thank you all for tending to your property and keeping our neighborhood looking great. Please visit the association's website for further information.

<http://fairwoodgreens.org/documents/rulesandregulations/ZZ%2019.5%20RR%20Commercial%20Vehicles.pdf>

<http://fairwoodgreens.org/documents/rulesandregulations/08%20RR%20Aesthetics.pdf>

Security

One of the many advantages of living at Fairwood Greens is the presence of **24/7/365** security services. Our security service provider is Pacific Coast Security. Bonded and licensed in the State of Washington, they systematically patrol our neighborhood to act in a public safety role to observe, report, and deter crime. They are on-site 24 hours per day, 7 days per week and work in partnership with the King County sheriff's office to provide comprehensive security coverage to our community.

FGHA security services are available to all Fairwood Greens residents. Please use this helpful community resource if you see or suspect suspicious activity or are otherwise being deprived of the peaceful enjoyment of your home. Reach Security by dialing **206-573-4114**.

FGHA Security is available to conduct vacation checks, please visit our website at fairwoodgreens.org and complete the form for VACATION CHECK.

In case of emergency, or if you witness a crime in-progress, call 9-1-1.

VOLUNTEERS ARE IMPORTANT TO KEEPING COSTS LOW!

There are two subcommittees formed for parks and communications. The association has a website that needs to be updated. Can you help? If you would like to assist, let us know! We need your input, your support, your talent!

Do you have a skill set that will benefit your community? Send an email to contact@fairwoodgreens.org.

Architectural Control

THANK YOU to homeowners who submitted ACC approval requests in advance of projects to update the appearance and improve the value of their homes and improve the overall quality of the neighborhood. We have received About 260 ACC approval forms and around 50 inquiries regarding exterior projects from homeowners this year. A local homebuilder has a new project underway on a lot and has applied to build a second house next year. We are growing!

All homeowners are required to submit an ACC approval for all external structural

modifications and alternations to the home, external structures, and hard/landscaping to include re-roofing, paint, decks, fences, patios, driveways, sheds, retaining walls, hot tubs, gazebos or anything affecting the property appearance. A sketch or other drawings with appropriate dimensions, setback/distances from property lines, relationship to other structures on the property, materials, colors, or any additional supportive information is required.

Complete and submit the ACC form three to four weeks in advance of the project to allow for approval prior to making changes

to the exterior of your property as per the ACC R&R and ACC Guidelines available on the association's website.

The ACC form can be submitted by USPS, fax, or scan/email. Homeowners who follow these procedures eliminate the prospect of having to redo projects. If you have questions about an upcoming project, email or phone. Visit the website for more.

<http://www.fairwoodgreens.org/documents/guidelines/Architectural%20Control%20Committee%20Guidelines%20032721.pdf>

Common Properties

This year was transformative for Allen Park. We completed long-deferred maintenance on the park's electrical and irrigation systems, repaired and resurfaced our sports courts, and repainted and moved the shed.

Landscaping changes to improve and protect investments were made in the park. And Allen Park became home to the three new residents (the bears!) that will be a delightful sight for years to come.

We will be closing out this phase of work with the installation of safety fencing along the street-side of the basketball court and around the pickleball courts, along with nets and backboards, and completing sports court painting. Work begins early 2022 as weather allows. Thank you to all our residents for your patience and kind words as work is completed.

The HOA board will continue to look at the future needs of our parks. A new sub-committee has been formed to develop proposals for improvements to Toddler Park and to replace aging Allen Park play equipment.

A survey is planned for January to gather input from all Fairwood Greens residents. To maximize the number of responses, we will send a paper copy and provide a link for an online option. Look for that in your email. Please take a few moments to complete the survey and make your views known.

Once we receive your input, the sub-committee will develop multiple proposals for homeowner review. The sub-committee will explore funding options to support these investments in our community.

One such option is a special assessment.

This is a one-time payment from each Fairwood Greens homeowner, requiring homeowner approval, for the purposes of financing a special project or capital investment. More in-person funding discussions will be held with residents as we get closer to reviewing proposals.

We especially thank all of our volunteers who supported Common Properties projects throughout last year. Common Properties would not be even half as successful in its work without help from our community. Thank you for all your support as we look forward to working with you again in 2022.

There's always something to do - flag install and removal, for instance, and other projects that require only a few hours. Do you want to help? Email or call!