

**Fairwood Greens Homeowners' Association  
Monthly Board Meeting of Trustees  
August 27, 2024**

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 Jim Canterbury, Steve Jackson, Joe Krumbach, Lisa Lord, Bonnie Lyon, Nathan Popovich, Mark Powell, Brian Schanz, and Barbara Young. Six homeowners attended the meeting.

**Official Business**

***Approval of the Minutes:*** Jim Canterbury

**MOTION:** To approve the July Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED. Minutes approved.**

***Review of Annual Calendar:*** Jim Canterbury

**Homeowner Comments**

The Board always welcome 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 commented on Allen Park remodeling (Nathan responded), ACC requirements for exterior painting (Mark addressed) and running for an open board position at the upcoming annual meeting.

***Executive Committee:*** Lisa Lord

**School Starts!**

Kent School District Starts Wednesday, 8/28/24.

Be mindful of our kids, school zones and buses while they make their way to and from school.

Quick look at events happening here in Fairwood Greens:

Toddler Park construction- in process.

Last Splash, September 8, 2024. 1-4PM at Allen Park. Please remember your postcards to enter for great raffle prizes.

Questions regarding upcoming events contact Special Events Chair, Barbara Young.

Be sure to check out this month's Common Properties report for updates on park improvements. Questions regarding improvements, contact Common Properties Chair, Nathan Popovich. When visiting our parks, if you pack it in, pack it out.

The 58th FGHA Annual Homeowners' meeting is September 24, 2024 at 7:15PM. Meeting will be held at the Fairwood Golf and Country Club. During this time, we will provide the year in review, vote on the 2024-2025 annual budget, and vote for 3 open trustee positions. Titled homeowners are encouraged to attend. Information will be in your mailbox soon. Should you have any questions, please contact the Association. Please note that the Country Club will be re-carpeting during this time, there will be signs to direct you to the appropriate room.

We encourage homeowners to make sure that vehicles, whether parked in driveway or on the street are locked and valuables are not left in vehicles. Also be sure that your garage doors are shut. Be aware of your surroundings.

Those taking your four-legged friends out and about please clean up after your pet and ensure your pet is kept on a leash as per King county code, this includes on the sidewalks, roadways and in the neighborhood parks. The leash rules are reflected in our park signage.

Friendly reminder that the Fairwood Golf and Country Club is private property.

Reminder to 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, be neighborly! These issues receive the highest complaints among homeowners.

- Monitor your pets! Keep dogs on leashes throughout the community and particularly within our parks and remove feces to your own trash receptacle.
- Keep pathways clear. Do not park on sidewalks.
- Mind traffic speed. Fairwood Greens is 25 MPH.
- School Zone speed is 20 MPH.

THANK YOU! to the volunteers who continue with their service to our Fairwood Greens Community.

Volunteers are an integral part of our community. If you are interested in volunteer opportunities, please contact the Association. There is something for everyone!

Homeowners who have any questions or concerns, please contact the Association.

**Finance Committee:** Mark Powell

**Income and Expense Report - July**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Bi-Annual Dues Income	\$ 50,813	\$ 50,813
Special Assessment Income	\$ 66,563	\$ 66,563
Other Income	\$ 3,081	\$ 4,820
<b>Total Income</b>	<b>\$ 120,456</b>	<b>\$ 122,195</b>
<b>Expenses</b>		
Special Assessment (Park Improvements)	\$3,657	\$66,563
Security	\$ 34,171	\$ 34,570
Common Properties	\$ 4,477	\$ 4,369
Special Events/Community	\$ 13,098	\$ 1,667
Utilities	\$ 1,951	\$1,340
Office	\$ 1,604	\$ 1,595
Professional Fees	\$ 7,970	\$ 7,770
Other	\$ 2,000	\$2,000
<b>Total Expenses</b>	<b>\$ 68,929</b>	<b>\$ 119,874</b>
<b>Net Income/Loss</b>	<b>\$ 51,526</b>	<b>\$ 2,321</b>

**Year to Date Income and Expense Report (September 1, 2023 to July 31, 2024)**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Bi-Annual Dues Income	\$ 544,688	\$ 544,688

Special Assessment Income	\$ 465,938	\$ 465,938
Other Income	\$ 44,754	\$ 53,020
<b>Total Income</b>	<b>\$ 1,055,379</b>	<b>\$ 1,063,646</b>
<b>Expenses</b>		
Special Assessment (Parks Improvement)	\$ 138,432	\$ 465,938
Security	\$ 387,954	\$ 385,870
Common Properties	\$ 42,645	\$ 48,059
Special Events/Community	\$ 15,545	\$ 18,337
Utilities	\$ 13,762	\$ 14,740
Office	\$ 19,018	\$ 19,397
Professional Fees	\$ 120,877	\$ 90,470
Other	\$ 22,027	\$ 22,000
<b>Total Expenses</b>	<b>\$ 760,261</b>	<b>\$ 1,064,811</b>
<b>Net Income/Loss</b>	<b>\$ 295,118</b>	<b>\$ (1,166)</b>

**Balance Sheet as of July 31, 2024**

<b>Total Assets</b>	<b>\$ 744,967</b>
<b>Total Liabilities</b>	<b>\$ 361,062</b>
<b>Total Equity</b>	<b>\$ 383,905</b>

**August Activities -**

- Proposed 2024-2025 budget preparation complete
- Ongoing monitoring of Parks special assessment and projects
- Making progress on Account Receivables clean up and progress homeowner outstanding balances due to resolution.

**Legal Committee:** Jim Canterbury

Discussed several Liens, Payment and Collection plans.

**Property Maintenance Committee:** Brian Schanz

The Property Maintenance Committee will continue to address basic yard maintenance, overgrowth, downed branches, and weeds and grass growing in sidewalks and driveways.

It's back-to-school time. Please ensure that all trees and shrubs are pruned so they don't encroach sidewalks, interfere with light from lampposts and prevent visibility of pedestrians or traffic at intersections.

Complete Rules & Regulations are available on our website. [www.fairwoodgreens.org](http://www.fairwoodgreens.org)

**Friendly reminders**

- 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.
- Sidewalk in need of repair please contact the King County Road Department-
- **Sidewalks** - 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](mailto:customercare@pse.com)

- Suspect **water leak** please contact Cedar River Water and Sewer - Office 425-255-6370, Email - [custsvc@crwsd.com](mailto:custsvc@crwsd.com)

**Greeter's Report:** One new homeowner was greeted.

Inspection Summary Report July 23, 2024 – August 23, 2024

#### Properties

Number of Properties with Violations	37
Total Violations	68
1st Violation	67
2nd Violation	1

#### Violation Categories

Rules & Regulations - Aesthetics - Yard Maintenance	63
Rules & Regulations - Rental of Single-Family Homes	1
Rules & Regulations - Commercial Vehicles	4
Closed Violations	32

**Architectural Control Committee:** Mark Powell

20 July 2024 to 23 Aug 2024

#### 28 Approved Projects

- 10 Painting/siding
- 2 Deck/covers
- 8 Driveway/front steps
- 2 Fence
- 1 Solar installation
- 1 AC unit installation
- 1 Paver project
- 1 Shed
- 1 Roof/chimney repair
- 1 Garage door

#### 0 Unapproved Projects

#### 0 ACC violations

#### 0 Enquiries for guidance/clarification of rules/guidelines

#### Misc.

- ACC form submittal through HOA Life now 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.

**Security Committee:** Steven Jackson

	August Total	July 17 - July 23	July 24 - July 30	July 31 - Aug 6	Aug 7 - Aug 13	Aug 14 - Aug 20
Abandon Vehicles	1				1	
Vehicles on sidewalks / crosswalks / yard	1			1		
Water leaks						
Alarm Calls Home/Vehicle	3			1	2	
Barking Dog						
Break-In						
Burglerly						
Emergency Response						
Fire						
Loose Dog						
Noise Complaints	1			1		
Open Garages	1					1
Property Vandalism / Theft of property						
Solicitors	5			1	3	1
Stolen Property/Mail						
Stolen Vehicle						
Street Lights						
Vehicle break-in						
Theft	1	1				
Trespassing	1				1	
Vacation Checks (Weekly Average)	7	12	6	6	7	6
Vehicle Accidents	1		1			
Vehicle Vandalism - Street						

**Pacific Coast Security Activities of Note - Info from officer daily activity report, weekly summary:**

- On July 18, 2024 at approximately 3:00 pm, U HAUL parked in the driveway.
- On July 19, 2024 at approximately 8:37 am, located at the entrance at Fairwood Blvd. Resident reported to Security Officer that someone tried to steal his car. The suspect was driving a white Kia SUV but could not get a license plate.
- On July 20, 2024 at approximately 8:37 am there was a U HAUL parked in the driveway.
- On July 22, 2024 at approximately 2:45 pm solicitor was going door to door offering gardening services. Suspect was a male with long hair, a green hat, wearing a white and blue long sleeve shirt. Driving a silver Vehicle. Suspect was asked to leave and did without any issues.
- On July 22, 2024 at approximately 6:03 pm a solicitor was going door to door selling solar panels. Suspect is an Indian American male around 5'7", wearing a blue shirt, black pants and had a blue lanyard. The Security Officer was not able to locate the suspect.
- On July 25, 2024 at approximately 6:55 am, a homeowner notified Security Officer that between 6:30 pm and 7:00pm, a male adult and a minor entered her property and stole some gold balls. She also stated that she observed the individuals leave her property and went onto the church property.

- On July 23, 2024 at approximately 10:35 pm residents notified Security Officer that there is a tree that has fallen over and is now blocking the sidewalk on SE 167th PL. The tree has also fallen onto a fence. The fence is now damaged.
- On July 26, 2024 at approximately 3:46 pm there is a U HAUL parked in the driveway.
- On July 31, 2024 at approximately 4:40 pm, there was a grayish Honda Suv parked the wrong direction.
- On August 2, 2024 at approximately 5:06 am Security Officer received a phone call from a resident and reported that there was loud music. When the Security Officer arrived at said location, he noticed that the music was coming from. The Security Officer knocked on the door for approximately five minutes. The resident opened the door, and when asked them to turn the music down, the resident acknowledged and turned the music down with no issues.
- On July 31, 2024 at approximately 6:41 am, Security Officer received a call from a resident about an alarm coming from said location. Security Officer arrived at location approximately 6:30 am to find out that the said location is not a part of Fairwood Greens. The security officer tried calling the resident that called him, but there was no response and left a message.
- On August 2, 2024 at approximately 11:26 am Lucas Landscaping company was going door to door dropping off business cards. Suspect was a male wearing blue jeans, a gray hoodie, black shoes and carrying a brown bag. Security Officer approached the suspect and let him know that there is no soliciting in Fairwood Greens, Suspect acknowledged, and he called someone to pick him up. The Security Officer watched him until his ride arrived.
- On July 31, 2024 at approximately 11:39 pm the garage door was opened. The resident was notified and did not respond. The Garage door was not secured.
- On August 7, 2024 at approximately 10:46 am a resident notified Security Officer that there is a gray Toyota Camry that has been parked across the street from said location for a few days and the resident thinks it is abandoned.
- On August 13, 2024 at approximately 7:23 am, located at Allen Park Pickleball court. Security Officer received a message from a resident that did not want to give their information. They had asked Security Officer to ask the people that were playing pickleball at 7:30 am to wait until 8:00 am to play. The suspects left with no issues.
- On August 8, 2024 at approximately 12:13 pm a homeowner contacted Security Officer and reported that he could hear a house alarm but could not locate exactly where it was coming from. Shortly thereafter the homeowner at said location called back and stated that the alarm had been turned off. Security Officer worked his way to said location and the surrounding area to see if he could hear or see anything. There was no alarm going off, or any suspicious activity.
- On August 12, 2024 at approximately 10:40 am, Security Officer received a message and a call from MSA Alarm Center about a fire alarm at said location. Upon arrival at the location, MSA alarm center called and stated that the homeowner called and canceled the alarm.
- On August 8, 2024 at approximately 11:38 am there was a pest control company going door to door soliciting, Suspect was a male individual about 5'10" tall, slim build, wearing a black hat, black polo shirt, black cargo shorts, and black and white shoes. Suspect was on an electric scooter. Security Officer located the suspect and informed him there is no soliciting in Fairwood Greens Association. Suspect said okay. Security Officer shortly after spotted the suspect at 162nd PL and 143rd PL still going door to door. The Security Officer informed the suspect again and asked the suspect to leave. Suspect said okay and proceeded to leave Fairwood Greens Association.
- On August 9, 2024 at approximately 12:29 pm there was a pest control company (Axiom) going door to door Soliciting. Suspect was a male individual about 5'9" tall, wearing black shorts, black shoes, black shirt with a gray long sleeve shirt underneath. Security Officer approached the suspect and informed him that there is no soliciting in Fairwood Greens Association. Suspect acknowledged and left.
- On August 10, 2024 at approximately 3:02 pm there was a pest control company (Axiom) going door to door soliciting. Suspect was a tall male individual, wearing a black hat, black polo shirt, black cargo shorts, black and white shoes riding an electric scooter. Security Officer located the suspect and informed him there is no soliciting in Fairwood Green Association. Suspect Acknowledged and left.
- On August 15, 2024 at approximately 9:44 am a company called 3 Arms Mobile Detailing was going door to door dropping off business cards. Security Officer arrived at said location on his routine patrol and came across a male approximately 5'5" tall, wearing a black T-Shirt, black shorts, white socks and black sneakers. Security Officer asked the suspect if he was soliciting through the neighbor, the suspect said yes. Security Officer informed suspect that

there is no soliciting in Fairwood Greens residential neighborhood. The suspect acknowledged and proceeded to walk out of the neighborhood.

- On August 15, 2024 at approximately 1:02 am the garage door was opened. The resident was notified and did not respond. The garage door was not secured.

**FGHA Security Noise/Egregious/Anti-Harassment Violation Notices:**

- *No active antiharassment violations currently in work.*
- *No active animal violations currently in work.*

**King County Sheriff's Office**

We continue off-duty KCSO patrols. We now have two officers as of April 15, 2024, each work two 4-hour shifts per week Monday thru Friday between 6 AM and 6PM. Emphasis is traffic, parking, and abandon vehicles. Traffic emphasis is generally focused around Fairwood Elementary and 15200 SE Fairwood Blvd, 14700 SE Fairwood Blvd, SE 172nd Place/155 Ave SE, and SE 160th Pl SE / SE 166th Place going onto 162nd Ave SE / 160th Place SE corridor.

Details from daily KCSO officer log, KCSO Detective Anthony Palmer:

- 18 July – 2:00 PM – 6:00 PM – Area check. Traffic emphasis 14300 block SE Fairwood Blvd. Area check. Traffic emphasis 14700 blk. SE 172 PL. Area check.
- 23 July – 2:00PM – 6:00 PM - Traffic emphasis 15200 blk SE Fairwood Blvd. Tagged vehicles on 163 pl SE due to resident complaints. Traffic emphasis SE 168 St/ 158 Ave SE. Area check. Traffic emphasis 14300 block SE Fairwood Blvd.
- 01 August – 6:00AM – 10:00 AM – Worked parking complaint near SE 173/160 pl. On-viewed a suspicious occupied vehicle near the entrance to Fairwood Greens (west end). Vehicle was not stolen, but the driver sure wanted to not speak to me. Area check including the vehicle noted above. It was early so I just confirmed it was still there. Traffic emphasis SE 175 pl/ 155 Ave Se. 1 notice of infraction for speeding. Spoke to one of the owners of the car on 160 pl. They will move the car and get valid tabs for it. Traffic emphasis SE 170 St/ SE Fairwood Blvd.
- 06 August – 2:00PM – 6:00 PM - Area check including moving van on SE 173/160 Ave SE- It was not there. Traffic emphasis 14600 block SE Fairwood Blvd. Area check including SE 173/160 Ave again. Moving van was there, legally parked and licensed out of Montana.
- Traffic emphasis 14700 blk. SE 172 pl. Area check.
- 08 August - 2:00PM – 6:00 PM - Area check. Traffic emphasis 14700 block SE 172 pl. Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. Area check.
- 15 August - 2:00PM – 6:00 PM - Attempted to find the owner of a white Forerunner parked on the sidewalk at 15200 block SE Fairwood Blvd. Area check of rest of neighborhood. Traffic emphasis 14500 block SE Fairwood Blvd. 1 warning for speeding. Area check again on white Forerunner. Still there. No one answers the door. Traffic emphasis SE 175 pl/ 155 Ave SE.

Details from daily KCSO officer log, KCSO Deputy Michael Norris:

- 17 July– 11:00AM – 2:00 PM – Stop sign enforcement and area check at SE Fairwood Blvd & 156th Ave SE. Stop sign enforcement and area check at 156th Ave SE & 155 Pl SE. Area check for illegal parking. Made contact with owners at the following addresses: They had vehicles parked going against traffic. They quickly and politely moved their vehicles. Area check and speeding enforcement SE Fairwood & Allen Park.
- 24 July – 2:00PM-6:00PM - 1400-1500 Area check for improperly parked or abandoned vehicles that were tagged the previous day by Det Palmer. All vehicles had been moved per requested. I spoke with Mr. Cortes on scene. He stated he will be contacting the HOA to discuss the issues of owning all of the vehicles. Area check and stop sign enforcement SE Fairwood & 156th Ave SE Area check and stop sign enforcement SE Fairwood Blvd & Fairwood Elementary. Area check and speed enforcement at SE Fairwood & 145th Ave SE . Traffic stop on Gry Mazda. Driver was polite and respectful and apologized. Given a warning.
- 26 July – 6:00 AM - 10:00 AM- Checked in with security. Area check and stop sign enforcement SE Fairwood & 156th Ave SE. SE Fairwood & 141st Ave SE . Security passed down complaints they had received in this area for vehicles parked too close to the stop sign. After checking the area, I located a black Acura sedan. The vehicle was

parked directly in front of the sign. The stop sign visibly states no parking within 30 feet. The vehicle is closest to SE 141st Ave SE. I made contact with the resident at that location. He confirmed the vehicle belonged to his household and he would move the vehicle. I advised him not to park the vehicle at that location or the vehicle would be ticketed and towed. SE Fairwood & Fairwood elementary. Area check and stop sign enforcement. Area check and Speed enforcement using traffic control device at SE Fairwood & Allen Park. I conducted a traffic stop on a red Acura SUV. Driver was going 9 miles over the speed limit. Driver was polite and took accountability. Driver given a warning.

- 31 July – 2:00 – 6:00 Check in with security. Stop sign enforcement and area check at SE Fairwood & 156th Ave SE. Stop sign enforcement and area check at SE Fairwood & Fairwood Elementary. Stop sign enforcement and area check 160th Pl SE & SE Fairwood Blvd. Speed enforcement using traffic control device at SE Fairwood Blvd & 145th Ave SE
- 07 August – 2:00PM – 6:00 PM - Stop sign enforcement and area check at SE 168th & SE Fairwood Blvd. Stop sign enforcement and area check SE Fairwood & 156 Ave SE  
Stop sign enforcement and area check SE Fairwood & Fairwood elementary  
Speed enforcement and area check SE Fairwood & 145th Ave SE.





**Pacific Coast Security – Contract Oversight:**

- Pacific Coast Security continues to be responsive to FGHA requests.
- Continue honing FGHA Security performance ... trust and verify. Incident reports and monthly summary reports quality continues to improve.
- 2024-2025 Security agreement to be signed morning of 8-27-24 at FG&CC.
- No change to existing contract, just rate increase and documentation of move-in/move-out incident report requirements.



# SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

**August 2024**

## Clothes Dryer Safety

Did you know? The leading cause of home clothes dryer fires is a failure to clean them. Follow these tips to prevent clothes dryer fire in your home:

- Do not use the dryer without a lint filter. Clean the filter before and after each cycle.
- Do not forget to clean the back of the dryer where lint can build up.
- Check the venting system behind the dryer to make sure that it is not damaged, crushed, or restricted.
- Turn the dryer off if you leave home or when you go to bed.
- Follow the manufacturer's operating instructions and don't overload your dryer.
- Make sure the right plug and outlet are used and that the machine is connected properly.
- Make sure that the outdoor vent covering opens when the dryer is operating.
- Keep the area around your dryer clear of things that can burn, like boxes, cleaning supplies, clothing, etc.
- Clothes that have come in contact with flammable substances, like gasoline, paint thinner, or similar solvents should be laid outside to dry, before being washed and dried as usual.



## Display Your Address Properly

When responding to an emergency, every second counts. You don't want those precious seconds to be spent by emergency responders trying to find your house. You can help emergency responders find your home by following the tips below to properly display your address. We can't help you if we can't find you!

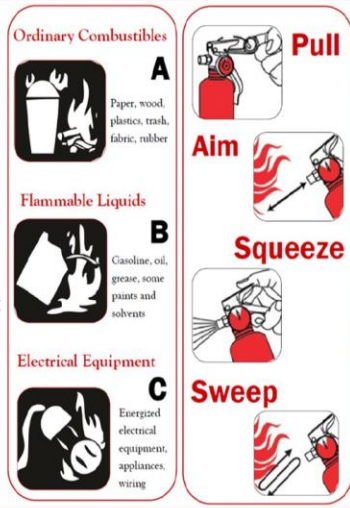


- **Use Large Numbers:** Every single-family house should use numbers at least 4" high. Multiple dwellings units such as apartments and duplexes, as well as non-residential buildings should use numbers that are at least 6" high. Commercial or industrial units should be at least 18" high.
- **Be Visible in the Dark:** Place the numbers on your house or under a light. Numbers must be of a contrasting color to the background.
- **Be Visible from Both Directions:** Numbers on your mailbox should be posted on both sides. Emergency vehicles may not arrive from the same side as a mail carrier.
- **Locate Near the Road:** If your home is not visible from the street, post numbers so that they are clearly visible from the road.
- **Uncover the Numbers:** Move anything that may obstruct a clear view (bushes, flower baskets, flags, etc.)

## Fire Extinguishers

A portable fire extinguisher can save lives and property by putting out a small fire or containing it until the fire department arrives. However, portable fire extinguishers do have limitations and fire grows and spreads quickly so the number one priority should be for residents to get out safely.

Fire extinguishers come in multiple sizes, shapes, and formulas to combat the different types of fires you might encounter in a home fire situation. Combination ABC dry chemical extinguishers can be used on more than one type of fire and are a good choice for use in your home. This is the most common extinguisher and it is recommended that all homeowners have one.



**Common Property Committee:** Nathan Popovich

#### **Contacting Common Properties**

- The appropriate way to get in touch with Common Properties is to send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org).  
Attn: Common Properties
- The association does not monitor Facebook and other social media platforms.
- If you see something, say something. If you do not feel comfortable, please contact security at (206) 573-4114

#### **Entrance at Fairwood Blvd & 140th Ave SE**

- Volunteers watered the new trees in the median.

#### **Volunteer Appreciation Celebration**

- Over the past 2 years, more than 45 volunteers have dedicated their time and labor to help keep our neighborhood looking great. From the new trees at the entrance, to the cul-de-sac improvements, maintenance, flood mitigation, holiday lights, flags, irrigation, park improvement projects, and picking up litter to name a few.
- On August 4th, the first volunteer appreciation celebration took place at Allen Park. Hot dogs, drinks, and a lot of gratitude. We look forward to making this an annual tradition.

#### **Allen Park**

- Our parks are for Fairwood Green's residents and their guests.
- Trash in the park – if you pack it in, pack it out. Please clean up after yourselves, children, guests, and pets. Homeowners are still removing litter daily.
- Dog Poop.... Pick it up!
- An irrigation pipe under the large tree by the concert pad broke due to tree root.
- A volunteer cut and capped the pipe.
- A volunteers donated paint, painted, and water sealed the table near the playground.
- Volunteers painted and replaced boards on park benches.
- New signs was placed at the basketball court, pickleball courts, and two of the entrances. A third sign is waiting to be installed
- The tetherballs were repaired several times.

#### **Play Equipment Replacement**

- The subcommittee continues to meet on a monthly basis. Play equipment construction to begin in late fall 2024.
  - Updated quotes are coming in from all of the original 5 vendors.
  - Quotes are being reviewed and negotiated with the intention of reducing costs with volunteers.
  - Volunteers have already agreed to remove the sprinkler lines.
  - Continually looking for ways to reduce costs by equipment arrival and other negotiations.
  - The cost of EWF is lower in the winter due to the lack of projects.
- Timeline – a deposit of 25-30% will be made at the end of September. In November, volunteers will be needed to move irrigation lines currently existing in the expansion site. Construction will be targeted for December.
- Pictures, drawings, and information related to the two vendors and their equipment can be found on the website [www.fairwoodgreens.org/](http://www.fairwoodgreens.org/) under the Documents tab -> Park Improvement Projects.
- Watch for updates on our Facebook page and email communications. The website will be updated with more information as we proceed.

#### **Pickleball Courts**

- In order 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
- Do NOT hit pickleballs off of the shed. This adds an unnecessary amount of additional noise to our adjacent homeowners.
- Do NOT trespass on homeowner property to retrieve pickleballs.

- As the weather improves, the courts will get busier.

The courts are for residents and their guests.

- As of recent, it seems as though there are large groups of non-residents playing. This additional noise is unwanted, and our residents should not be inconvenienced.
- If you suspect groups of non-residents are playing, please contact security at (206) 573-4114.
- There is a paddle stacking system on the South side of the shed along the fence.
- 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.
- A volunteer installed the new sign.
- A group of volunteers pressure washed the court
- A volunteer touched up the paint on the court.

**Basketball Courts**

- In order 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
- Carved bear vandalism – unsupervised children peeled away a large portion of bark around the base of the carvings.
- A volunteer installed the new sign
- Please remove garbage! This basketball court is the most heavily littered area of the park.
  - Volunteers should not have to pick up after other homeowners, their children, or guests.

**Toddler Park**

**Play Equipment Replacement**

- Construction began on June 25<sup>th</sup>. The original estimate was a month, but progress continues. has been prepped and the equipment is onsite.
- The lower section of the play area remains open through construction. The upper section is fenced off and the lower section where the swings will be to the left of the existing play structure will be fenced off at the time of swing installation.
- Due to the availability of the blower trucks, and the quantity of EWF needed, the targeted completion date is now September 24<sup>th</sup>.
- Once completed, we will have a grand opening. Watch for emails and updates on our Facebook page.
- Watch for updates on the association's Facebook page.
- Pictures, drawings, and information can be found on the website [www.fairwoodgreens.org/](http://www.fairwoodgreens.org/) under the Documents tab -> Park Improvement Projects.
- New Signage has been arrived and will be up prior to opening.

**Cul-de-sac Rejuvenation Project**

- Many of our cul-de-sacs are in need of 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](mailto:contact@fairwoodgreens.org), Attn: Cul-de-sacs
  - Communications now ensure things are budgeted appropriately for next year.
- Homeowner volunteers are critical to accomplishing 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 26.

**Storm Water Retention Pond on 157<sup>th</sup> Ave SE**

- In the past, the county had been maintaining the retention pond twice a year. Due to budget cuts, they will not be maintaining this area moving forward.

- On 8/25, two volunteers with weed eaters and lawn mowers cut back the 50% of the overgrowth with the plans of completing the remainder Labor Day weekend.
- Now that it has been cleared, it will be worked into the maintenance contract.

#### **Future Improvements –**

- Volunteers will deliver the bark.
- Volunteers will be needed to spread the bark with shovels and wheelbarrows (1-7 yards/cul-de-sac).
- New plants/bushes/foilage

#### **Flags**

- The flags are in need of replacement. Estimated cost of replacement was \$2,300.
  - A homeowner donated 20 new American flags
  - The association purchased another 80 flags
  - Results - \$800 in savings from the original estimate

#### **Volunteer Opportunities/Open Actions**

- 9/28 - Taking down flags
  - 9 volunteers and 3 trucks needed to take them down
  - Removal and proper disposal of old flags
  - Hardware inspections & pole renovation
- 11/30 - Holiday lights go up, hot chocolate, cookies – 10 volunteers needed
- 1/11 – Holiday lights come down, hot chocolate, cookies – 10 volunteers needed
- Cul-de-sac improvements (Pending volunteer availability)
- Laying ground cloth and spreading bark for weed prevention above Madsen Creek crosses 155th Ave SE (Pending volunteer availability)
- Putting new flags on poles and putting up flags (2nd weekend in May, 2025)

#### **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, and irrigation system maintenance has been saving the association a substantial amount of money.

**Getting things done takes either time or money, and we greatly appreciate those who have volunteered their time to save all of our homeowners money.**

**Thank you to all of you who have volunteered.**

#### ***Special Projects Committee:*** Barbara Young

- Completed the 2024 August concert series.
  - One night we hosted a volunteer thank you BBQ, planning to continue this in 2025.
- Last Splash Sunday, September 8th, 1-4pm at Allen Park.

#### ***External Affairs:*** Joe Krumbach

We ask the Homeowners to please send an email to [fairwood\\_hoa@fairwoodgreens.org](mailto:fairwood_hoa@fairwoodgreens.org) with any concerns, questions or suggestions for things they would like to be addressed. These emails will be routed to the appropriate party and will be addressed by that committee chair.

We expect the results from the survey sent to homeowners within the entirety of the Fairwood Community on the proposed speed reduction on 140th within the next 10 days.

We have been working with Reagan Dunn's office and the King County Permit Department for clarification on rules related to specific zoning requirements within the Fairwood Greens Community based on questions from our homeowners. This is a work in process, and we hope to have clarification shortly.

I did two surveys on the Fairwood Greens Residents Only Facebook Page.

When asked if the homeowners would like the annual meeting broadcast via Zoom there was a 98% yes vote. When asked if the homeowners would like all meetings broadcast via Zoom there was a 100% yes vote.

***Active Work***

**MOTION:** To approve the 2024-2025 preliminary budget as submitted. **Second:** Yes. **Discussion:** Yes. **Vote:** 5-Yes, 4-No.

**MOTION CARRIED. Budget Approved.**

The meeting was adjourned to Executive Session at 8.30 pm. The Annual Homeowners' Association meeting will be held on **Tuesday, September 24, 2024**, and will begin at **7:15 pm**.