

**Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
May 27, 2025**

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, Lisa Lord, Nathan Popovich, Mark Powell, and Bernell Zorn. Brian Davisson, Brian Schanz and Barbara Young were absent. Four homeowners attended the meeting.

Government/Guest Reports to the Board

Renton Regional Fire Authority – Fire Chief Robby Hyslop announced that the ballot proposition passed thanks to the voters. Fire Chief Hyslop discussed the importance of wildfire awareness in the coming summer months. Please observe local burn bans when in effect. The Board asked Fire Chief Hyslop to provide the cause of the homes that burned down in Fairwood Greens, to which he will research and provide at the next meeting, if possible.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the April Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**
Minutes approved.

Review of Annual Calendar: Jim Canterbury

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.***

A homeowner thanked the Board and volunteers for putting up the flags. A homeowner discussed an issue regarding the pickleball court and pickleballs frequently being found in their yard. A homeowner reported a PSE van being parked on the street, partially blocking through traffic.

Executive Committee: Lisa Lord

The Board of Trustees would like to say THANK YOU to all the volunteers and our local Boy Scout Troop who helped with the Flags. Without people like you we could not have accomplished all that we have. You volunteering your time in the continuation of improving our community is an immeasurable gift to all.

Last day of school for the Kent School District begins June 17, 2025

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

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 or concerns, please contact the Association.

Email- contact@fairwoodgreens.org

Phone- 425.227.3997

Finance Committee: Mark Powell

Income and Expense Report - April

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 7,164	\$ 4,520
Total Income	\$ 63,392	\$ 60,748
Expenses		
Security	\$ 39,660	\$ 38,991
Common Properties	\$ 2,810	\$ 4,408
Special Events/Community	\$ 2,738	\$ 1,667
Utilities	\$ 113	\$ 1,340
Office	\$ 171	\$ 1,470
Professional Fees	\$ 9,170	\$ 8,462
Other	\$ 2,000	\$2,000
Total Expenses	\$ 56,662	\$ 60,338
Net Income/Loss	\$ 6,730	\$ 2,410

Year to Date Income and Expense Report

(September 1, 2024 to April 30, 2025)

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 428,088	\$ 428,088
Other Income	\$ 47,489	\$ 36,160
Total Income	\$ 475,578	\$ 464,248
Expenses		
Security	\$ 304,385	\$ 310,584
Common Properties	\$ 26,266	\$ 35,264
Special Events/Community	\$ 3,176	\$ 13,336
Utilities	\$ 8,937	\$ 10,680
Office	\$ 12,088	\$ 13,760
Professional Fees	\$ 76,111	\$ 73,296
Other	\$ 16,000	\$ 16,000
Total Expenses	\$ 446,963	\$ 470,296
Net Income/Loss	\$ 28,615	\$ (8,672)

Balance Sheet as of April 30, 2025

Total Assets	\$ 306,438
Total Liabilities	\$ 149,524
Total Equity	\$ 156,914

Fairwood Greens Homeowners' Association	
Special Assessment Expenses and Income Report - Allen & Toddler Park	
12/1/23 to 4/30/25	
Special Assessment Balance	
Accrued Income	\$ 532,500.00
Actual Income	\$ 529,660.00
Expenses	\$ 451,805.69
Balance	\$ 77,854.31

Finance Committee Goals

1. Investigate and implement long range capital funding method.
2. Maintain transparency and health of FGHA financial matters.

May Activities -

- Ongoing monitoring of Parks special assessment and projects
- Making progress on Account Receivables clean up and progress homeowner outstanding balances due to resolution. Legal actions taken on additional past due homeowners.
- 2023-2024 financial audit almost complete.
- 2023 Tax return almost complete.
- 5. Commence budget preparation for 2025-2026 fiscal year (Sept 2025 – Aug 2026)

Legal Committee: Jim Canterbury

- Discussed several Liens / Collection Judgments / Payment Plans.
- RCW 64.38.045 – Property/ Documents of the Association – Effective until January 1, 2028.

***** Goal of the Legal Committee *****

The Goal of the Legal Committee is to ensure the HOA is operating legally within the Federal, State, County laws and the HOA CC&R's (Covenants, Conditions & Restrictions), and R&R's (Rules & Regulations) in coordination with our Legal Counsel.

Property Maintenance Committee: Brian Schanz

For the safety of our community be sure to keep sidewalks clear of leaves, low hanging branches and debris. Trees and shrubs should be kept pruned so they don't encroach sidewalks, interfere with light from lampposts and prevent visibility of pedestrians or traffic at intersections.

The Property Maintenance Committee will continue to address moss on property (which includes roofs, driveways, landscape, etc.) along with overgrowth, downed branches, and basic yard maintenance.

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
- 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 April 22, 2025 – May 26, 2025

Properties

Number of Properties with Violations	190
1st Violation	189
2nd Violation	1

Violation Categories

Rules & Regulations - Aesthetics - Home Exterior Maintenance	4
Rules & Regulations - Aesthetics - Yard Maintenance	180
Rules & Regulations - Aesthetics - Holiday Lights/Decorations	1
Rules & Regulations - Aesthetics - Trees & Shrubs	2
Rules & Regulations - No Business/Commercial Use	3
Closed Violations	46

Greeter's Report: 14 new homeowners and 2 renters are being contacted for greetings.

Architectural Control Committee: Mark Powell

19 April 2025 to 24 May 2025

30 Approved Projects

- 5 Roof repair/replace
- 6 Fence
- 4 Exterior paint
- 4 Driveway/front entry replace
- 1 Landscaping
- 2 Sheds/gazebos
- 1 Garage door
- 2 Deck
- 2 Generators
- 1 Furnace/heat pump

- 1 Deck cover
- 2 In process/evaluation
- 1 Unapproved Projects
 - Backyard shed on golf course
- 0 ACC violations
- 2 Enquiries for guidance/clarification of rules/guidelines
 - Approved roof shingles

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. Review and evaluate solar shingle market offerings.
- Migration of additional ACC submittal process to HOALife application completed

Security Committee: Steven Jackson

Security Summary (Based on Pacific Coast Security monthly report):

	May 2025 Total	April 16 - April 22	April 23 - April 29	April 30 - May 6	May 7 - May 13	May 14 - May 20
Abandon Vehicles	1			1		
Vehicle Parking / Speeding Violations	6	2		1	1	2
Alarm Calls Home/Vehicle	1	1				
Assault / Threats	1	1				
Child Found	1			1		
Barking Dog	3			3		
Loose Dog / Animal issue	2				2	
Noise Complaints	3			1	2	
Open Garages	24	7	5	5	6	1
Police Activities	1					1
Property Vandalism / Theft of property	1				1	
Robbery	0					
Solicitors	13	5	2	3	2	1
Vacation Checks (average checks per shift)	11	12	12	13	10	8
Vehicle Accidents	1					1
Vehicle Vandalism - Driveway	1			1		
Suspicious Person / Action	5	1	2			2
U-Hauls	1					1

Security Activities of Note / Pacific Coast Security - Info from officer daily activity reports:

- On April 16, 2025 at approximately 11:46 am, John Meno, while on patrol observed a solicitor going door to door selling pest control. The person was about 5'8" tall, black curly hair wearing a brownish colored polo shirt, black pants and black and white shoes. The Security Officer approached the person and informed him that there is no solicitation in Fairwood Greens HOA. The person said ok and left.
- On April 16, 2025 at approximately 12:35 pm, Security Officer John Meno, while on patrol observed a solicitor going door to door selling pest control. The person was about 5'6" tall, blonde curly hair, wearing black pants, a green hoodie with gray and white shoes, and a purple hat. The Security Officer informed the solicitor that there is no soliciting in the Fairwood Greens HOA. The person said okay but continued. The Security Officer followed him from SE 162nd Pl to 164th St, then onto SE 163rd Pl, then back onto SE 162nd Pl, then onto Fairwood Blvd and onto SE 165th Pl. Then he made his way back onto Fairwood Blvd and headed towards the main entrance to Fairwood Greens.
- On April 16, 2025 at approximately 3:08 pm, Security Officer Adam Nuhu, while on patrol, observed two individuals soliciting door to door selling pest control (APTIF). The two persons' names are Andrew and Josiah. Andrew was wearing a green hoodie, black trousers, and had curly brown hair. The Security Officer approached Andrew and informed him that there is no soliciting in the Fairwood Greens HOA. The Security Officer informed Person (Andrew) to contact his supervisor named Kaden, to notify his team that there is no soliciting in the Fairwood Greens HOA and to vacate the premises. The person (Andrew) said okay and made a call to his supervisor and requested the other team members in the neighborhood to leave as well.
- On April 16, 2025 at approximately 5:06 pm, Security Officer Adam Nuhu, while on patrol observed the same solicitors selling Pest Control soliciting in Fairwood Greens HOA. Despite the Security Officer prior warning, The Solicitors are still coming back. The Security Officer once again told them to leave the property.

- On April 16, 2025 at approximately 5:40 pm, Security Officer Adam Nuhu, while on patrol, observed again the same solicitors (Andrew and Josiah) from APTIF pest patrol, going door to door selling pest control. The security officer once again told them to leave.
- On April 16, 2025 at approximately 9:24 pm, Security Officer Adam Nuhu, while on patrol observed a black Subaru parked on the sidewalk. The Security Officer was able to talk to the owner of the vehicle, and they had moved it off the sidewalk.
- On April 17, 2025 at approximately 1:50 pm, Security Officer John Meno, while on patrol, received a phone call from ADT, stating that there was an intrusion alarm set off. The Security Officer arrived at said location and the homeowner stated that she accidentally triggered the alarm.
- On April 17, 2025 at approximately 2:45 pm, Security Officer Adam Nuhu, while on patrol observed a white box truck parked on the sidewalk, making it difficult for pedestrians to access the sidewalk. The Security Officer was able to talk to the owner of the truck and asked him to move the truck off of the sidewalk.
- On April 17, 2025 at approximately 9:12 pm, while on patrol, received a call from a resident that resides at on SE 170th Pl. The resident stated that her son was assaulted at Allen Park. According to the resident, the person was a young Asian boy, approximately 12 or 13 years of age, and identified only by the name of. The person pushed the resident son down, which caused elbow injury and damaged his watch. The resident has expressed serious concerns regarding her son's condition, stating he currently is in significant pain due to the incident. The resident is seeking to determine whether there are any security cameras in and around Allen Park that may have captured the incident. The resident intends to use this footage to formally report the matter and pursue further action if necessary.
- On April 18, 2025 at approximately 12:03 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.
- On April 18, 2025 at approximately 11:33 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.
- On April 19, 2025 at approximately 12:26 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. The phone number is not a working number.
- On April 19, 2025 at approximately 10:44 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 phone number has been disconnected.
- On April 19, 2025 at approximately 11:01 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.
- On April 22, 2025 at approximately 6:29 pm, located at 17404 163rd SE. Security Officer Adam Nuhu, while on patrol, received a phone call from a homeowner regarding suspicious activities and an unidentified individual. The person was described as a white male, approximately forty years old, wearing blue jeans, and accompanied by two big dogs. The person was observed unloading wood and had a shovel that he took out of his gray Chevrolet truck and went into the woods at said location. The activity raised concerns for the residents due to the tools involved and the manner of the person's behavior. The person's action still remains unclear.
- On April 21, 2025 at approximately 3:16 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
- On April 21, 2025 at approximately 11:48 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. The phone number has been disconnected.
- On April 24, 2025 at approximately 10:56 am, Security Officer John Meno, while on patrol, received a call from a homeowner stating that there is a male individual in a white Chevy Truck parked in front of his residence and is blocking a fire hydrant. This individual has been parked there for over an hour. The Security Offer made contact with the person, and the person stated he is waiting to meet his coworkers for a meeting at a house on Fairwood Blvd. The person stated he will move. Male with black hair, black facial hair, in a White Chevy single cab truck with a temporary plate.

- On April 24, 2025 at approximately 5:14 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident regarding a male solicitor in black jeans, long sleeve, blue jeans, black baseball cap heading towards the golf course from Fairwood Blvd, closest to 145th Ave SE. The Security Officer conducted a thorough patrol of the neighborhood and the surrounding streets, but did not observe anyone matching the description.
- On April 25, 2025 at approximately 2:51 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.
- On April 25, 2025 at approximately 4:48 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident that resides at said location. The resident stated that they observed an individual attempting to unlawfully access the residence home. The person is described as a male, approximately 5'6" tall, between 20 - 25 years of age. He was wearing blue jeans, a blue shirt and had a black bag. The person was seen attempting to open the front door and realized it was locked. The person then surveyed the exterior of the property, appearing to check for surveillance cameras, and looking for an entryway, possibly in search of a hidden key. The resident states she does not recognize the person or have never seen him before. The resident stated the person left walking Southbound. The Security Officer patrolled the premises and did not see any sign of the person; he may have taken off in a car.
- On April 25, 2025 at approximately 4:06 pm, Security officer Adam Nuhu, while on patrol, observed a male solicitor going door to door selling pest control. The person was wearing a black shirt, black trousers, black shoes with a black baseball cap. The Security Officer approached the person and let him know there is no soliciting in Fairwood Greens HOA. The person stated that his boss is the owner of the property located at. The Security Officer again advised him to stop and vacate from the neighborhood.
- On April 25th, 2025 at approximately 4:14 pm, Security Officer Adam Nuhu, while on patrol, was contacted by a resident stating there are two male individuals soliciting door to door dropping off business cards (Aroldo Matias Landscaping). The persons were in a yellow vest, blue cap, approximately 5'6" tall. The Security Officer arrived at said location and caught up with the persons. The Security Officer advised them to leave the premises immediately. The Security Officer patrolled around the neighborhood for approximately 10-15 minutes and did not see the persons anymore
- On April 25, 2025 at approximately 10:56 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. The phone number on file is disconnected.
- On April 25, 2025 at approximately 11:05 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. The number on file is disconnected.
- On April 25, 2025 at approximately 11:17 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 Security Officer left a message on their voicemail .The garage door was not secured.
- On April 27, 2025 at approximately 12:52 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. There is no phone number listed. The garage door was not secured.
- On May 1, 2025 at approximately 1:39 am, Security Officer Abubakar Shenhu, 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 secure.
- On May 1, 2025 at approximately 1:58 am, 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.
- On May 1, 2025 at approximately 11:43 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident that resides at said location. The resident reported hearing barking dogs, somewhere in the neighborhood. While the Security Officer was on the phone with the resident, the barking had stopped. The Security Officer stated he would drive through the neighborhood to listen for them and try to locate the owners.
- On May 2, 2025 at approximately 12:05 am, Security Officer Dontre Matlock, while on patrol, found the home of the barking dogs in the previous report the day before. The Security Officer was able to see that there were two dogs, but could not get a good look at them, because it was dark. The two dogs are both barking non-stop. The Security Officer tried knocking on the front door and also called the number listed at this resident, but the resident

did not respond. The Security Officer tried to leave a voicemail, but the voicemail was full. There was a light on in one of the bedrooms, other than that the Security Officer did not see anyone.

- On May 2, 2025 at approximately 1:48 pm, Security Officer John Meno, while on patrol, observed a silver Toyota 4 Runner parked in front of the mailboxes blocking them. The Security Officer knocked on the door of said location and the vehicle does not belong to the resident. The Security Officer also knocked on the door of a neighbor, and the vehicle does not belong to them either.
- On May 3, 2025 at approximately 9:07 pm, Security Officer Adam Nuhu, while on patrol, observed a loose dog running around at said location. The Security Officer went to the front door of said location where the dog was running around and asked if they knew who the dog belonged to. The dog belonged to the resident and apologized for leaving the dog outside unattended.
- On May 3, 2025 at approximately 5:11pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident regarding a solicitor going door to door dropping off business cards (Landscaping and gardening services). The person is a male wearing a black shirt, blue jeans, black boots, with black curly hair. The Security Officer was able to approach the person. The Security Officer had a brief conversation with the person, stating there is no soliciting in the Fairwood Greens HOA. The person stated that he drove through the south entrance of Fairwood Greens and did not see any "No Solicitation" signs. The Security Officer corrected him, and the person agreed to leave. The Security Officer drove around the neighborhood and was not able to see the person.
- On May 3, 2025 at approximately 8:36 pm, Security Officer Adam Nuhu, while on patrol, was approached by a resident. The resident stated that there was a vehicle in the driveway of said location with the rear window busted out. The Security Officer arrived at said location and attempted to contact the resident by phone and knocking on the door. The resident was not home. After about five minutes the resident arrived home, and the Security Officer informed them about the situation. The resident looked over their security cameras and did not see anything suspicious. The resident is not sure how it broke. Nothing appears to be missing from the vehicle.
- On May 3, 2025 at approximately 8:00 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident, stating that a child left unattended outside of said location. The Security Officer arrived at the said location approximately 6 minutes later. The Security Officer found a young girl approximately 3 years old standing alone at the front door of said location, appearing to be cold and visibly uncomfortable. The Security Officer placed the young girl in the back seat of the patrol car to ensure her safety. The Security Officer rang the doorbell of said location multiple times and finally after 5 minutes later an adult male opened the door, identifying himself as the child's father. He stated he was using the restroom and was not able to respond sooner. The Security Officer released the child to her father and expressed his gratitude, and apologized.
- On May 4, 2025 at approximately 6:42 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident stating the garage door was open at said location. The Security Officer attempted to contact the resident, but there was no response. The garage door was not secured.
- On May 4, 2025 at approximately 11:22 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.
- On May 6, 2025 at approximately 3:10 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.
- On May 6, 2025 at approximately 8:27 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident. The resident stated that there was a lot of noise caused by some bikers. Two male persons were riding a motorcycle and creating excessive noise. The Security Officer arrived at said location and did not hear or see anything suspicious. The Security Officer stayed at this location for a few minutes, and there were no motorcycles or individuals operating a motorcycle. The location was quiet.
- On May 6, 2025 at approximately 2:52 pm, Security Officer Adam Nuhu, while on patrol, observed a white male wearing a white shirt, black baseball hat, and black shorts going door to door selling Pest Control. The person works for Axiom and was using an electric scooter. The Security Officer approached the person and informed him that there are various signs throughout the neighborhood stating there is no "Soliciting" in Fairwood Greens. The person left the neighborhood, and the Security Officer has not seen him since.
- On May 7, 2025 at approximately 10:12 am, Security Officer John Meno, While on patrol, received a call from a resident that resides at said location. The resident stated that there was a male about 5'5" tall, wearing an orange T-Shirt and blue jeans walking around with his dog off leash. The resident also expressed to the person that it is

Washington state law to have a dog on its leash while walking it. The person walked up to the resident aggressively, and expressed it was not a law and felt harassed by her. The Security Officer tried to locate the person and was not able to.

- On May 8, 2025 at approximately 12:46 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.
- On May 9, 2025 at approximately 3:46 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.
- On May 6, 2025 at approximately 3:55 pm, located at around 162nd PI SE. Security Officer Adam Nuhu, while on patrol, observed three more solicitors on electric scooters soliciting door to door selling Pest Control "Axiom". The Security Officer spoke with one of the Axiom Technicians named Salim and told him to contact the rest of the team and to vacate the premises. One of the persons then texted his supervisor and left.
- On May 9, 2025 at approximately 4:59 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident stating a male kid, approximately nine or ten years of age, wearing a black hoodie, black pants, and black shoes holding a white bucket soliciting car washes to the residents of Fairwood Greens. The Security Officer went to said location and caught up with the kid around the Church area. The Security Officer explained to the kid there is no soliciting on Fairwood Greens property. Shortly after the conversation, the kid went back home.
- On May 9, 2025 at approximately 11:53 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident in regard to a noise complaint down the street. The resident claims that for the last three nights the resident has been hearing loud music and shouting coming from a resident down the street. The resident was not sure of the exact address where the noise was coming from but said it was somewhere on 161st ST. The Security Officer drove around the surrounding area to locate where the loud noise was coming from but had no success.
- On May 10, 2025 at approximately 11:25 am, located at Allen Park. Security Officer Rodney Gillespie, while on patrol, observed a person walking their dog off leash. The Security Officer politely asked the owner of the dog to please put their dog on a leash, and the owner did.
- On May 10, 2025 at approximately 10:16 pm, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to knock on the door and ring the doorbell, but the resident did not respond. There is no phone number listed for him to call. The garage door was not secured
- On May 11, 2025 at approximately 1:08 am, Security Officer Dontre Matlock, while on patrol, received a call from a resident that resides at said location. The resident stated that their house was teeped and egged sometime around 1:00 am. The resident's daughter heard something hitting her bedroom window, uncertain what it was. The resident checked their ring camera and saw a dark gray vehicle slowly driving by her home and saw two persons running across their front yard throwing toilet paper and eggs at the house. After getting spotted on the ring camera the two persons jumped into the gray vehicle and began to drive away. They made a right turn on 151st Ave SE. The resident jumped into their car in hopes of catching them. The resident spotted the vehicle parked on the side of the road on 151st Ave and was able to get their license plate number. The persons saw the resident watching them and they made a U-Turn heading towards Fairwood Blvd, then took a right turn headed towards the church. The resident called the Security phone at this time. The security Officer arrived at said location and took pictures of the house that was egged and teeped and also called the Police to inform them of the situation.
- On May 11, 2025 at approximately 9:13 pm, Security Officer Abubakar Shehu, while on patrol, received a phone call from a resident regarding loud music coming from his neighbor's house. Since it was not quite 10:00 pm, the Security Officer stated that he would drive at said location at 10:00 pm, and if the loud music was still going on he would ask them to turn it down. The Security Officer arrived at the said location and there was no loud music.
- On May 12, 2025 at approximately 3:30 am, Security Officer Dontre Matlock, While on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident by calling and ringing the doorbell, but the resident did not respond. The garage door was not secured.
- On May 12, 2025 at approximately 4:45 pm, Security Officer Abubakar Shehu, while on patrol, observed a silver Honda Accord parked in front of a mail box obstructing delivery of mail.

- On May 13, 2025 at approximately 12:22 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident by knocking and ringing the doorbell, but the resident did not respond. The phone number that is listed has been disconnected.
- On May 13, 2025 at approximately 1:21 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.
- On May 13, 2025 at approximately 1:52 pm, Security Officer John Meno, while on patrol, received a phone call from a resident. The resident stated that a solicitor had knocked on her door and then left. The Security Officer arrived at said location and caught up with the solicitor, female about 5'6" tall, possibly in her early 20's, wearing a black long sleeve shirt, black leggings, blonde hair in a ponytail, with pink and white shoes. The Security Officer informed the person that there is no soliciting in the Fairwood Greens HOA. The person apologized and stated she would leave. The Security Officer followed the person until she got into a silver Hyundai Sonata and sped off at a high rate of speed.
- On May 15, 2025 at approximately 9:50 am, Security Officer John Meno, while on patrol, received a call from a concerned resident. The resident stated that there was a suspicious vehicle parked across the street from him and knew that the resident at said location was not home. The resident also stated he called his neighbor and informed them of the situation, and the resident he was talking to said they are not expecting anyone. The Security arrived at said location and talked with the concerned resident, and at that time the person in the vehicle had moved down the street a couple of houses into a driveway. The Security Officer approached the person, who was a male, wearing a white T-shirt, black and white shoes, about 5'2" tall with black hair. As the Security Officer approached the person, the person asked, "Is everything alright?". The Security Officer replied, "No because he was acting suspicious"! The person replied " Oh I'm just here to do some concrete work and I just pulled over to make a phone call " the Security Officer said okay. The Vehicle was a white Ford F-150 van. The person then started pulling out some tools.
- On May 15, 2025 at approximately 1:21 pm, located at SE Fairwood Blvd. Security Officer John Meno, while on patrol, got flagged down by a concerned resident. The resident stated that he was out looking for a white Chevy Volt vehicle that the resident witnessed the vehicle traveling at a high rate of speed in the HOA premises. The Security Officer stated he will keep an eye out for this vehicle.
- On May 16, 2025 at approximately 7:42 am, located at Spanish Hill. Security Officer John Meno, while getting gas in the patrol vehicle, was flagged down by a white male in a Tesla, stating that there's a suspicious person in a light gray SUV and he thinks that the suspicious person may be stalking a couple that was walking on Spanish Hill. The Security Officer turned around in the patrol vehicle and headed towards Spanish Hill to locate the person in the light gray SUV. The Security Officer drove around the whole area and was not able to locate the person.
- On May 16, 2025 at approximately 12:09 pm, Security Officer John Meno, while on patrol, observed a male about 5'2" tall, wearing a black hat, black jacket, black shoes and blue jeans, going door to door dropping off business cards "Antonio Gaspar Landscaping". The Security Officer informed the solicitor that there was no solicitation allowed in the Fairwood Green HOA. The solicitor said okay and made a call for his ride. The Security Officer followed the person off the premises.
- On May 17, 2025 at approximately 12:11 am, Security Officer Dontre Matlock, while on patrol, received a phone call from a resident that resides at said location. The resident stated he heard a loud crash coming from his front yard. As the resident went to investigate the loud noise, he saw a vehicle with two people in the vehicle crash into the bushes in his front yard. The resident approached the vehicle and asked everyone if anyone was injured. The resident stated that he thought they may be intoxicated. The driver claims that they were fine. The person tries to drive his vehicle and attempts to leave the scene; however, the vehicle is no longer operational. After discovering the vehicle was no longer drivable, the passenger got out of the vehicle and took a bag with bottles of alcohol in them, starting walking East towards Fairwood Greens church. The driver stayed in the vehicle. The passenger that left the scene of the accident was a male with a husky build, about 5'7" tall, wearing a black hat, long sleeve white shirt, and blue jeans. The resident that had reported this incident called 911. At approximately 11:00 pm, two officers arrived on the scene and got a statement from the resident. The Officers attempted to talk to the driver of the vehicle, but the person was not cooperating and refused to speak to the Officers. The person was placed under arrest for a DUI. The Police took photos of the scene and then called a tow truck to have the crashed vehicle Lexus ES300 with license plates removed.

- On May 19, 2025 at approximately 10:23 am, located at the corner of 143rd Ave SE and SE 162nd Pl. Security Officer John Meno, while on patrol, observed a white infinity EX35 parked in the middle of the road
- On May 20, 2025 at approximately 11:58 am. Security Officer John Meno, while on patrol, observed a U HAUL in the driveway of said location.
- On May 20, 2025 at approximately 2:52 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.

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 intersection of SE 166th Street and 162nd Ave SE which goes into 160th Pl SE then SE Fairwood Blvd.

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

- 4-22-25 – 2:00-6:00PM - Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. Area check. Traffic emphasis 14700 blk SE 172 pl. Area check.
- 4-29-25 - 2:00-6:00PM - Security told me about two Subaru station wagons parked near residence. Area check including the above parked vehicles. The vehicles were parked close to the radius of the turn and were causing traffic to go around. I went to the area and tagged both vehicles. I also contacted the homeowner where the cars are parked via telephone and asked them to be moved. Traffic emphasis SE 165 and 162 Ave SE. Area check. Traffic emphasis 15200 SE Fairwood Blvd. Area check.
- 5-1-25 - 2:00-6:00PM - Area check. Traffic emphasis 14700 block SE 172 pl. 1 notice of infraction for speeding. Area check. Traffic emphasis 15200 SE Fairwood Blvd. Area check.
- 5-8-25 - 2:00-6:00PM - Area check. Traffic emphasis 14700 block SE 172 pl. 1 notice of infraction for speeding. Assist patrol with 911 call with a woman screaming. Area check. Assist patrol again with a DV assault allegation. Traffic emphasis 15200 SE Fairwood Blvd. Area check.
- 5-13-25 - 2:00-6:00PM - Area check. Traffic emphasis 14700 blk. SE 172 pl. Area check. Warned owner of a vehicle parked in the 15100 blk. of SE Fairwood Blvd. that was parked blocking the sidewalk. Warned owner of a vehicle parked in the 15600 blk of SE 175 pl that was parked blocking the sidewalk. Traffic emphasis in 14200 blk. SE Fairwood Blvd.
- 5-20-25 - 2:00-6:00PM - Traffic emphasis 15200 SE Fairwood Blvd. Traffic emphasis 14700 SE 172 pl. Area check. Traffic emphasis SE 166 ct/ 162 Ave SE. Warning of car where youngster was sitting on vehicle's window sill while vehicle driving down the road.

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

- 4/21/25 – 6:00-10:00AM - Area check 15000 block of SE Fairwood. Stop sign enforcement and area check SE Fairwood & 156th Ave SE. At the same location, I contacted the owner of a silver Audi A4 . The vehicle was partially blocking the sidewalk and was within 30 feet of the stop sign. Aaron Brown, the registered owner, agreed to move his vehicle and no longer park the vehicle there. Stop sign enforcement and area check 148th Ave SE & SE Fairwood. Speed enforcement and area check SE Fairwood & 145th Ave SE.
- 5/5 – 6:00-10:00AM - Area check 15000 block of SE Fairwood. Checked in with security. Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd. Stop sign enforcement and area check SE Fairwood & 148th Ave se near Fairwood elementary. Speed enforcement and area check Fairwood Blvd & 145th Ave SE
- 4/7/25 – 6:00-10:00AM - Area check 15000 block of SE Fairwood. Checked in with security, Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd. Stop sign enforcement and area check SE Fairwood & 148th Ave se near Fairwood elementary. Enforcement on vehicles parked too close to traffic control devices. Asked vehicles along the Fairwood Ave corridor to move more than 30 feet from stop signs.
- 5/14/25 – 6:00-10:00AM - Area check 15000 block of SE Fairwood. Checked in with security. Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd. Traffic stop on black Nissan rogue. Driver did not come to

complete stop at the stop sign. Driver cooperative. Released with a warning. Speed enforcement and area check Fairwood Blvd & 145th Ave SE. Stop sign enforcement and area check SE Fairwood & 148th Ave se near Fairwood elementary

- 5/19/25 – 6:00-10:00AM - Area check 15000 block of SE Fairwood. Checked in with security. Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd. Traffic stop. Dark blue Toyota sedan. Failure to stop at the stop sign. Driver to be cited. Traffic stop Marion Acura MDX. Failure to stop at the stop sign. Driver to be cited. Stop sign enforcement and area check SE Fairwood & 148th Ave se near Fairwood elementary. Abandoned vehicle check on a tan Honda sedan. The vehicle was not abandoned and was registered to the house where the vehicle was parked. Speed enforcement and area check Fairwood Blvd & 145th Ave SE.

Pacific Coast Security – Contract Oversight:

- Emphasis on open garage doors after 10 PM continues.
- Continued Security Request for Quote activities continue
 - Nine (9) vendors responded, six (6) vendors submitted RFQ packages.
 - Security subcommittee winnowed potentials down to three (3):
 - Allied Universal Security
 - Pacific Coast Security
 - Prostasica Security

Asked for best and final quote by 5-28-25.

Community Reminder:

- *The speed limit throughout FGHA is 25MPH.*
- *It is unlawful to park against traffic, it is unlawful to block access to mailboxes, and it is unlawful to park on the sidewalk per Washington state RCW 46.61.570.*

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.
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

- The North monument needs masonry repair.
- One of the flood lights behind the North monument needs replaced.

Allen Park

- Our parks are for Fairwood Green's residents and their guests.
- All pets must be leashed in the park. Off leash pets should be reported immediately to security.
 - The Cedar River Dog Park is an off leash dog park available to the public.
- 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!
- In June, volunteers will remove the aged boards on the relocated picnic table and replace them.
- The porta potty is back.

Play Equipment Replacement

- Three volunteers added 60 feet of irrigation line and a new sprinkler head where the swings were previously located. They also repaired the remaining broken yellow digger.
- Sod was installed near the digger and in the foot print of the previous swing set.
- A few more benches will be added around the new play equipment.

Pickleball Courts

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - o Weekdays from 8:00 am-dusk
 - o 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 of 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

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - o Weekdays from 8:00 am-dusk
 - o Weekends from 9:00 am-dusk
- Please remove garbage! This basketball court is the most heavily littered area of the park.

Toddler Park

- The sidewalk up to the upper playground was damaged by the delivery truck. Repair of the concrete is being coordinated and will be completed by volunteers
- Trash in the park – if you pack it in, pack it out. Please clean up after yourselves, children, guests, and pets.

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, 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.

Flags

- Volunteers repainted the caps on many of the poles to clean them up
- On May 10th, 6 volunteers put 90 new flags up.

Volunteer Opportunities/Open Actions

- Laying ground cloth and spreading bark for weed prevention above Madsen Creek crosses 155th Ave SE
- (Targeting a weekend in May 2025, pending volunteer availability)
- Concrete repair of the sidewalk on the way to the upper playground at Toddler Park
- Masonry repair of the North monument at the entrance on 140th Ave SE
- Cul-de-sac improvements (Pending homeowner communication and volunteer availability)
- Replacement of one of the large flood lights behind the North Monument
- Ordering holiday lights to replace the ones stolen from the entrance on 140th Ave SE

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 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
No Report

External Affairs: Brian Davisson
No Report

Vehicle Monitoring Committee: Bernell Zorn

As we enter the warmer months, here are a few important updates and reminders regarding parking and vehicle activity in our neighborhood:

Key Updates & Reminders:

- **Sidewalk Parking Still a Concern**
Parking on sidewalks continues to be an issue, particularly near Spanish Hill. Please ensure vehicles are not blocking sidewalks to maintain safe pedestrian access and prevent damage to community walkways.
- **Commercial Vehicle Activity**
We've made some progress—one commercial vehicle that was not in compliance has been removed. However, a new one has appeared. If you own or operate a commercial vehicle, please review and follow HOA guidelines to ensure it meets our community standards.
- **RV & Trailer Season**
With camping season in full swing, please remember that RVs and trailers must follow HOA parking guidelines. If you need extended time for parking, make sure to submit a variance request in advance to avoid any violations.
- **Driveway Clearance – Follow RCW**
As a reminder, Washington State law (RCW) requires vehicles to be parked at least **five (5) feet** away from another person's driveway. Parking too close can restrict access and may result in a citation if reported to the sheriff's department.

HOA reports on file for May 2025

1. One commercial vehicle was successfully removed, demonstrating progress in enforcement and homeowner compliance.

2. One new commercial vehicle was added during the same period, indicating ongoing monitoring is necessary.

3. Several violations involve multiple vehicles per incident, suggesting repeated or multi-vehicle use of properties for business purposes.

4. Three of the vehicles are construction-related (e.g., paint vans, remodeling standup vans, cargo vans).

5. Two cases underwent the appeal process:

- One appeal led to a **temporary suspension of enforcement**.

- One appeal still pending board hearing

Communications Committee: Barbara Young
No Report

Active Work

- **2025-26 Budget Preparation:** The Board discussed budget preparation for the 2025-26 fiscal year. The Treasurer asked all committee members to provide their budget numbers by June 15th, in preparation for the semi-annual assessment mailing for the July dues.

The meeting adjourned at 7:48 p.m. The next meeting will be held on **Tuesday, June 24, 2025**, and will begin at **7:00 p.m.** There will be a meet and greet with coffee, tea & cookies at **6:30 p.m.**