

**Fairwood Greens Homeowners' Association**  
**Monthly Board Meeting of Trustees**  
**March 25, 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, Brian Davisson, Steve Jackson, Lisa Lord, Nathan Popovich, Mark Powell, Brian Schanz, Barbara Young and Bernell Zorn. Six homeowners attended the meeting.

**Government/Guest Reports to the Board**

Renton Regional Fire Authority – Fire Chief Steve Heitman and DF40 Commissioners Linda Sartnurak and Joe Pratt presented information regarding Proposition 1, which will be on the ballot on April 22<sup>nd</sup>. The Fire District supports Proposition 1 as it will equip them with better staff and resources.

**Official Business**

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

**MOTION:** To approve the February Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 7-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 questioned the use of the FGHA Facebook Group, which is a news only group. A homeowner commented on commercial vehicles and communication to the Board. Homeowner requested legal cost regarding election process of Board member.

***Executive Committee:*** Lisa Lord

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. All of Fairwood Greens is 25 MPH

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](mailto:contact@fairwoodgreens.org)

Phone- 425.227.3997

**Finance Committee:** Mark Powell

**Income and Expense Report - February**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 6,584	\$ 4,520
<b>Total Income</b>	\$ 62,812	\$ 60,748
<b>Expenses</b>		
Security	\$ 38,240	\$ 38,991
Common Properties	\$ 2,667	\$ 4,408
Special Events/Community	\$ 0	\$ 1,667
Utilities	\$ 108	\$ 1,340
Office	\$ 2,376	\$ 1,470
Professional Fees	\$ 10,119	\$ 8,462
Other	\$ 2,000	\$2,000
<b>Total Expenses</b>	\$ 55,510	\$ 58,338
<b>Net Income/Loss</b>	\$ 7,302	\$ 2,410

**Year to Date Income and Expense Report**

**(September 1, 2024 to February 28, 2025)**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Bi-Annual Dues Income	\$ 315,632	\$ 315,632
Other Income	\$ 30,867	\$ 27,120
<b>Total Income</b>	\$ 346,499	\$ 342,752
<b>Expenses</b>		
Security	\$ 226,137	\$ 232,602
Common Properties	\$ 18,913	\$ 26,448
Special Events/Community	\$ 308	\$ 10,002
Utilities	\$ 8,710	\$ 8,000
Office	\$ 10,516	\$ 8,820
Professional Fees	\$ 58,768	\$ 56,372
Other	\$ 12,000	\$ 12,000
<b>Total Expenses</b>	\$ 335,352	\$ 354,244
<b>Net Income/Loss</b>	\$ 11,147	\$ (11,492)

**Balance Sheet as of February 28, 2025**

<b>Total Assets</b>	\$ 532,452
<b>Total Liabilities</b>	\$ 261,980
<b>Total Equity</b>	\$ 270,472

<b>Fairwood Greens Homeowners' Association</b>	
<b>Special Assessment Expenses and Income Report - Allen &amp; Toddler Park</b>	
<b>12/1/23 to 1/31/25</b>	
<b>Special Assessment Balance</b>	
Accrued Income	\$ 532,500.00
Actual Income	\$ 529,305.00
Expenses	\$ 320,831.69
<b>Balance</b>	<b>\$ 208,473.31</b>

Finance Committee Goals

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

March 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 audits in progress.
- Insurance renewal complete
- Office manager and I are in process of biannual proactively “smilin and dialin” outreach to 140 homeowners who are past due with Jan 2025 HOA dues. Objective is to prevent these past dues going to collections in April.

**Legal Committee:** Jim Canterbury

- Discussion on several Liens and/or Collection Judgments.
- Request advice on question non-member / new member being a board member.
- Discuss Beneficial Ownership Information Report (BOI) update.
- Discussion about Washington Uniform Common Interest Ownership Act (WUCIOA)

\*\*\*\*\* 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

Spring is here! For the safety of our community be sure to keep sidewalks clear of leaves, low hanging branches and debris. If you are located by a storm drain, please clear the leaves and debris to allow proper drainage of our streets. Please ensure that all trees and shrubs are pruned so they do not encroach sidewalks, interfere with light from lampposts and prevent visibility of pedestrians or traffic at intersections. Remember to take early action on removing moss from driveways, sidewalks, roofs, and landscape as moss is best killed while its actively growing.

Friendly reminder that vehicles, trailers, RV’s and boats are not to be stored in your yard or the side of your house.

The Property Maintenance Committee will begin to address moss on property along with overgrowth, downed branches, and basic yard maintenance.

Complete Rules and 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.
- **Sidewalks** in need of repair please contact the King County Road Department
  - King County Road Dept. 24/7 helpline: 206-477-8100 or 800-527-6237  
<https://kingcounty.gov/en/dept/local-services/transit-transportation-roads/roads-and-bridges/road-services/maintenance>
- **Streetlight out please contact PSE**
  - 1-888-225-5773 or email: [customer-care@pse.com](mailto:customer-care@pse.com)
- Suspect a **water leak** please contact Cedar River Water and Sewer
  - Office 425-255-6370, Email - [custsvc@crwsd.com](mailto:custsvc@crwsd.com)

Inspection Summary Report February 25, 2025 – March 25, 2025

**Properties**

Number of Properties with Violations	12
Total Violations	13
1st Violation	11
2nd Violation	2

**Violation Categories**

Rules & Regulations - Yard Maintenance	2
Rules & Regulations - Holiday Lights	8
Rules & Regulations - Recreational Vehicles	1
Closed Violations	3

**Greeter’s Report:** Twelve new homeowners are being contacted for greetings.

**Architectural Control Committee:** Mark Powell

26 Jan 2025 to 21 Feb 2025

12 Approved Projects

- 4 Roof repair/replace
- 1 Furnace & AC replace
- 3 Fence
- 1 Deck cover
- 1 Front door replace
- 1 Exterior paint
- 1 Driveway/front entry replace

0 Unapproved Projects

0 ACC violations

3 Enquiries for guidance/clarification of rules/guidelines

- Approved roof shingles
- Mail box replacement
- EV charger stations

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.
3. Migration of additional ACC submittal process to HOALife application completed.

**Security Committee:** Steven Jackson

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

	MARCH 2025 TOTAL	Feb 19 - Feb 25	Feb 26 - March 4	March 5 - March 11	March 12 - March 18
Abandon Vehicles	1	1			
Vehicle Parking Violations	1		1		
Water leaks					
Alarm Calls Home/Vehicle	2	1			1
Barking Dog					
Break-In					
Emergency Response					
Fire					
Loose Dog / Animal issue	2		1	1	
Noise Complaints	2		1		1
Open Garages	11	4	2	3	2
Property Vandalism / Theft of property	1	1			
Solicitors	3		1	1	1
Stolen Property/Mail					
Stolen Vehicle / Motorcycle / Utility Trailer					
Power outage					
Street Signs					
Vehicle break-in					
Theft	1	1			
Trespassing					1
Vacation Checks (average checks per shift)	14.8	17	11	14	17
Vehicle Accidents					
Vehicle Vandalism					
Wild Animals					
Suspicious Person / Action	2	1			1

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

- On February 19, 2025 at approximately 10:35 pm, Security Officer Lisa Ndirangu, while on patrol, observed the garage door open at said location. The Security Officer was able to make contact with the resident. The garage door was secured.
- On February 21, 2025 at approximately 12:49 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer was able to contact the resident. The garage door was secured.
- On February 21, 2025 at approximately 9:41 am, Security Officer John Meno, while on patrol, was flagged down by a resident that resides at said location. The resident stated that his license plate was stolen off his red Dodge Ram. The resident is not sure when this happened. The resident reported this incident to the King County Police Department.
- On February 23, 2025 at approximately 10:38 pm, Security Officer Dennis Reichard, while on patrol, observed the garage door open at said location. The Security Officer was able to make contact with the resident. The garage door was secured.
- On February 23, 2025 at approximately 10:53 pm, Security officer Dennis Reichard, while on patrol, observed the garage door open at said location. The Security Officer was able to make contact with the resident. The garage door was secured.

- On February 23, 2025 at approximately 4:50 pm, Security Officer Lisa Nirangu, while on patrol, received a call from the resident that resides at said location. The resident stated that someone was trying to get into his front door and has a video of it. The resident stated that the person tried to open the door but couldn't and left. The Security Officer arrived at said location and reviewed the video. The person was a female wearing a black hoodie with black pants, black shoes, and a black hat. It appeared she had blonde hair. The person had a tote bag with stickers on it. Viewing the video footage the person pulled up and went to the front door and tried to open it by using a key, but it didn't work. The person walked back to her vehicle and drove off. The Security Officer told the resident that she will keep an eye out while she is doing her patrol. As the Security Officer got back into her patrol vehicle, she noticed the same type of car that the person had was parked in the driveway next door to the resident home. The Security Officer went back to the residents house and informed him of the situation and advised him to call the police department. The resident said he would.
- On February 24, 2025 at approximately 9:24 am, Security Officer John Meno, while on patrol, received a call from ADT for an intrusion alarm at said location. A minute later the Security Officer received a call from the resident that resides at said location and stated that he accidentally triggered the alarm. The Security Officer proceeded to said location for confirmation.
- On February 24, 2025 at approximately 8:36 pm, Security Officer Lisa Ndirangu, while on patrol, was notified by a resident that resides at said location that there has been a gray Ford Econoline 150 Van parked in the same spot for several days with no movement. This was also reported by Security Officer Legeniet Cezaire on February 25, 2025 at approximately 8:34 pm.
- On February 25, 2025 at approximately 1:25 pm, located behind the ravine. Security Officer John Meno, while on patrol, received a call from a resident that resides at said location. The resident stated that someone is dumping trash and miscellaneous items into the ravine.
- On February 26, 2025 at approximately 12:47 pm, located at the corner of 162nd Pl SE & SE 165th St. Security Officer John Meno, while on patrol, was contacted by a resident that resides at said location, and reported he was walking his dog on February 25, 2025 at approximately 5:40 pm on SE 165th St. The resident noticed a female individual also walking a dog on the same side of the road. The female was walking her dog towards the resident, and the resident walked across the street. At this time the female's dog got loose from her and the dog started charging at the resident and his dog. The resident also stated that it took about five minutes of him trying to stop the dog from getting to his dog. The female finally was able to control her dog.
- On February 27, 2025 at approximately 7:52 am, Security Officer John Meno, while on patrol, received a phone call from a resident that resides at said location. The resident stated that she's been hearing loud banging on her house by the chimney area. The Security officer proceeded to said location and did a quick inspection of the exterior and found nothing suspicious. The resident stated it might be a woodpecker, and she will call a pest company.
- On February 28, 2025 at approximately 9:02 am, Security Officer John Meno was flagged down by a resident. The resident stated that there was a truck with a trailer with a car on the trailer that was parked and blocking the mailbox of his neighbors. The vehicle is a gray with black hood Chevy Silverado and the trailer has no license plate on it, with a white Jeep Cherokee on the trailer.
- On February 28, 2025 at approximately 12:57 pm, Security Officer John Meno, observed a white male, approximately 5'6" tall wearing black pants, black polo style shirt with his company logo Bright Windows on the front of the chest area, a red beanie and black and white shoes, going door to door dropping off business cards. The Security Officer informed the person that there is no soliciting in the neighborhood and the person left heading towards 145th Ave SE.
- On March 1, 2025 at approximately 12:47 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 there was no response. The garage door was not secured.
- On March 2, 2025 at approximately 2:56 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 there was no response. The garage door was not secured.
- On March 6, 2025 at approximately 11:52 pm, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer was not able to notify the resident. The phone number is no longer in service. The garage door was not secured.

- On March 8, 2025 at approximately 12:49 am, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer was not able to notify the resident. The garage door was not secured.
- On March 11, 2025 at approximately 2:08 pm, located in Allen Park. Security Officer John Meno, while on patrol, received a phone call from a concerned resident that did not leave a name, reported that there was a male individual with his dog in the park, and the dog was off a leash. The Security Officer approached the male person in Allen Park, and explained to him that dogs need to be on a leash. The male person said “okay” and left Allen Park.
- On March 11, 2025 at approximately 6:39 pm, Security Officer Legeniet Cezaire, while on patrol observed two male individuals wearing black pants and black jackets, going door to door attempting to sell solar panels. The Security Officer informed the solicitors that they cannot solicit in the Fairwood Greens HOA. The persons said they will leave.
- On March 11, 2025 at approximately 10:40 pm, Security Officer Dennis Reichard, 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 still open when the security officer departed.
- On March 15, 2025 at approximately 7:36 pm, Security Officer Legeniet Cezaire, while on patrol, received a phone call from a resident that saw a bobcat running on the street by the golf course.
- On March 13, 2025 at approximately 3:39 pm, Security Officer Legeniet Cezaire, while on patrol, received a call from ADT alarm, stating that the alarm at said location was going off. The Security Officer drove to said location and the resident stated she accidentally activated it. The house is secured.
- On March 16, 2025 at approximately 10:06 am, Security Officer Rodeny Gillespie, while on patrol, received a phone call from a resident, stating that the resident at said location has music coming out from his garage so loud that numerous houses can hear it. The concerned resident wanted this documented. The Security Officer stated he will talk to the resident with the loud music.
- On March 17, 2025 at approximately 5:24 pm, Security Officer Lisa Ndirangu, while on patrol, received a call from a resident, the resident stated that there was a couple by the golf course by Fairwood Blvd, two blocks from the church, he explained that his kids were outside playing, and the couple that were smoking kept staring at him and his kids and acting weird. The resident stated that the female was wearing pink, and the male was wearing a brown trench coat. As the Security officer was heading towards the church from the Eastside to check on the situation with the resident still on the phone, the resident stated that they were walking towards the church and someone should report something. The Security Officer assured him that it will be reported. The Security Officer was able to make contact with the persons. The Security Officer asked them if they live in the Fairwood Community, and they said “ yes “. The Security Officer stated to them that she received a complaint of suspicious activity around the golf course and them smoking near kids. The Security Officer stated that they spoke some Spanish to each other and then the lady said that they don't smoke. The Security Officer then asked for their names, and they both declined to give it. The male was wearing black cargo pants, brown trench coat, grey backpack, carrying a black trench coat with a black cap and grey headphones with pink lining. The Female had shoulder length hair, which was maroon like color, pink bag, navy blue jeans, pink furry boots and a black trench coat.
- On March 17, 2025 at approximately 12:01 pm, Security Officer Jon Meno, while on patrol, received a phone call from a resident stating that there was a male that kept driving up and down the street on a white motorcycle. The Security Officer arrived at said location and could not locate the person. The Security Officer contacted the resident to let him know that the person is not at said location anymore. The resident stated that if he sees him again, he will call back.
- On March 18, 2025 at approximately 10:51 am, Security Officer John Meno was informed by a resident that there was a Hispanic male wearing a green hoodie with a brown jacket, blue jeans, blue shoes and a brown hat, going door to door dropping off business cards. The Security Officer was able to make contact with the person and told them that there is no soliciting in the Fairwood Green HOA. The person said ok and walked out of Fairwood into Candlewood.
- On March 15, 2025 at approximately 11:39 pm, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, and the resident did not respond. The garage door was not secured.

- On March 17, 2025 at approximately 12:44 am, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident, and the resident did not respond. The Security Officer left a voicemail on the residence phone. The garage door was not secure.

**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 166<sup>th</sup> Street and 162<sup>nd</sup> Ave SE which goes into 160th PI SE then SE Fairwood Blvd.

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

- 2/20/25 - 1400 hrs. notified Security that I was available. 1400-1500 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1500-1530 hrs. Area check. 1530-1630 hrs. Traffic emphasis SE 175 pl/ 155 Ave SE: 1 warning for speeding, 1 notice of infraction for speeding. 1630-1730 hrs. Traffic emphasis SE 166 ct/ 162 Ave SE. 1730-1800 hrs. Area check. 1800 hrs. Out of service.
- 2/24/25 - 1400 hrs. notified Security that I was available. 1400-1500 hrs. Area check. 1500-1600 hrs. Traffic emphasis 14500 blk. SE Fairwood Blvd. 1600-1630 hrs. Area check. 1630-1730 hrs. Traffic emphasis 14700 SE 172 PI: Traffic stop- warned for speeding. 1730-1800 hrs. Area check. 1800 hrs. Out of service.
- 2/25/25 - 1400 hrs. notified Security that I was available. 1400-1500 hrs. Area check. 1500-1600 hrs. Traffic emphasis SE 166 ct/ 162 Ave SE. 1600-1700 hrs. Area check. 1700-1800 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1800 hrs. Out of service.
- 2/27/25 - 1400 hrs. notified Security that I was available. 1400-1430 hrs. Area check. 1435-1530 hrs. Traffic emphasis 14500 blk. SE Fairwood Blvd. 1530-1600 hrs. Assisted with a civil matter in the 14200 blk. SE 165 pl. 1600-1700 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1700-1800 hrs. Area check. 1800 hrs. Out of service.
- 3/6/25 - 1400 hrs. notified Security that I was available. 1400-1500 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1500-1600 hrs. Area check. 1600-1630 hrs. Traffic emphasis 14100 SE Fairwood Blvd. 1630-1730 hrs. Traffic emphasis SE 172 pl/ 161 Ave SE. 1730-1800 hrs. Area check. 1800 hrs. Out of service.
- 3/11/25 - 1400 hrs. notified Security that I was available. 1400-1445 hrs. Area check. 1445-1545 hrs. Traffic emphasis 14600 blk. SE Fairwood Blvd. 1545-1645 hrs. Traffic emphasis SE 166 ct/ 162 Ave SE. 1645-1715 hrs. Area check. 1715-1800 hrs. Traffic emphasis 14700 blk. SE 172 pl. 1800 hrs. Out of service.
- 3/13/25 - 1400 hrs. notified Security that I was available. 1400-1500 hrs. Area check. 1500-1630 hrs. Traffic emphasis SE 175 pl/ 155 Ave SE. 1 warning for speeding, 1 notice of infraction for speeding (52 mph). 1630-1730 hrs. Area check. 1730-1800 hrs. Traffic emphasis 15200 block SE Fairwood Blvd. 1800 hrs. Out of service.
- 3/18/25 - 1400 hrs. notified Security that I was available. 1400-1530 hrs. Traffic emphasis 14700 blk. SE 172 pl: 1 notice of infraction for speeding, 1 warning for speeding. 1530-1630 hrs. Area check. 1630-1700 hrs. Area check for vehicles parked on the sidewalk on: No Lexus parked in the area- on or off the sidewalk. SE Fairwood Blvd between 160 pl SE and SE 173 ST- No vehicles parked on the sidewalk. I did find a car blocking the sidewalk at SE 172 pl/ 158 Ave SE and asked the occupants to move the car. 1700-1800 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1800 hrs. Out of service.

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

- 2/19/25 - 0600-0700 - 15000 block of SE Fairwood area check . Checked in with security. 0700-0800 stop sign enforcement and area check at 156th Ave SE & SE Fairwood Blvd. 0800-0900 Area check and stop sign enforcement SE Fairwood & 148th Ave near Fairwood Elementary. 0900-1000 Area check for abandoned vehicle security advised me of. Located vehicle at 157th Ave SE & SE 167th. Vehicle is gray 1993 Ford Econoline. Vehicle was tagged with 24 hour impound notice.
- 2/21/25 - 0600-0700 - 15000 block of SE Fairwood area check . Checked in with security. 0700-0800 stop sign enforcement and area check at 156th Ave SE & SE Fairwood Blvd. 0800-0900 Area check and stop sign enforcement SE Fairwood & 148th Ave near Fairwood Elementary. 0900-1000 SE Fairwood Ave & 145th Ave SE. Area check and speed enforcement. Checked 157th Ave SE & 167th SE for

abandoned vehicle. Vehicle is still at location, but it has been moved to other side of the street, so I am not allowed to tow the vehicle

- 2/24/25 - 0600-0700 - Area check 15200 block of SE Fairwood. Checked in with security. They advised of an incident that happened the previous night and wanted more details. There was believed to be a residential burglary. After reading notes on the incident, it was determined that no crime occurred. Someone house sitting went to the wrong address before leaving.  
0700-0800 - Stop sign enforcement and area check 156th Ave SE & SE Fairwood. 0800-0900 156th Ave SE & 155th Pl SE. Stop sign enforcement and area check. 0900-1000 145th Ave SE & SE Fairwood. Area check.
- 3/3/25 - 0600-0700 -Area check 15000 block SE Fairwood Blvd. 0700-0800 Area check and stop sign enforcement SE Fairwood Blvd & 156th Ave SE. Traffic stop on white mustang, for failure to stop at stop sign. After pulling over the driver, I observed driver using phone while driving. After further investigation, I also discovered the driver had a suspended license. Driver cited. 0800-0900. Area check and stop sign enforcement 148th Ave SE & SE Fairwood near Fairwood Elementary. 0900-1000 Speed enforcement and area check at SE Fairwood & 145th Ave SE.
- 3/12/25 - 0600-0700 - 15000 block of SE Fairwood area check . Checked in with security. 0700-0800 stop sign enforcement and area check at 156th Ave SE & SE Fairwood Blvd. 0800-0900 Area check and stop sign enforcement SE Fairwood & 148th Ave near Fairwood Elementary. 0900-1000 SE Fairwood Ave & 145th Ave SE. Area check and speed enforcement.
- 3/14/245 - 1000-1100 stop sign enforcement SE Fairwood & 156th Ave SE. Also checked in with security. 1100-1200 stop sign enforcement 148th Ave SE & SE Fairwood near Fairwood elementary. 1200-1300 stop sign enforcement and area check SE 170th & SE Fairwood. 1300-1400 speed enforcement and area check at SE Fairwood Ave & 145th Ave SE. Traffic stop on 2024 blue Nissan pickup Plate traveling 32 mph in 25 mph zone. Driver cooperative. Issued a warning.
- 3/19/25 - 0600-0700 checked in with security. Area check near 15000 block SE Fairwood 0700-0800 Area check and stop sign enforcement at SE Fairwood & 156th Ave SE. White sedan with a plate pulled over for failing to stop at stop sign. Driver to be cited. 0800-0900 Area check and stop sign enforcement 148th Ave SE & SE Fairwood near Fairwood elementary. 0900-1000 area check for vehicles blocking sidewalk. 16016 SE Fairwood is clear of any vehicles on the sidewalk. Made contact with homeowners at SE Fairwood blvd and advised them to move their vehicles. They cooperated.

#### **Pacific Coast Security – Contract Oversight:**

- Emphasis on open garage doors after 10 PM continues.
- We continue to work with PCS site manager and officers to improve the quality of Incident Reports.
- Welcomed new 2<sup>nd</sup> shift officer Adam Nuhu.
- GPS Tracking vendor changed to Azuga.
- Continued Request for Quote planning by completing contract content and began review of selection criteria.

#### **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 in Washington state per RCW 46.61.570.



Renton Regional Fire Authority (Renton RFA) has provided fire and emergency medical services to King County Fire District 40 (KCFD 40/Fairwood) for 17 years and counting via contract. **Proposition 1 asks Fairwood voters to decide if that partnership should be permanent.**

IF APPROVED	IF REJECTED
 <p>KCFD 40 will have two voting members on the Renton RFA Governance Board.</p>	<p>KCFD 40 will continue to have one nonvoting member on the Renton RFA Governance Board.</p> 
 <p>KCFD 40 capital project costs will be shared across Renton RFA's entire jurisdiction.</p>	<p>KCFD 40 taxpayers will be the sole source of funding for capital projects within the district.</p> 
 <p>The current \$6.3 million service contract will be cancelled and future changes in service can be made more easily.</p>	<p>Existing service contracts will remain in place and changes will require contract negotiation.</p> 

## FREQUENTLY ASKED QUESTIONS

- If Proposition 1 is approved, how will it affect taxes in KCFD 40?**

Both KCFD 40 and Renton RFA use the same two-part funding model—a property tax levy and a fire benefit charge. This funding model will not change if Proposition 1 is approved.
- How will Proposition 1 change fire and emergency medical services provided to Fairwood?**

Fairwood will maintain the current level of fire and emergency services from Renton RFA regardless of the outcome of this vote. However, if approved, adjustments to the services provided to the Fairwood community will no longer require contract negotiation or additional contracts, as Fairwood will become a permanent part of Renton RFA's jurisdiction.
- How will the KCFD 40 Board of Fire Commissioners change if Proposition 1 is approved?**

In addition to increasing Fairwood's representation on the Renton RFA Governance Board by going from one nonvoting member to two voting members, the KCFD 40 Board of Fire Commissioners will be reduced over time (through additional ballot measures) from five commissioners down to three. This will reduce commissioner overhead costs.

**Learn more: [www.rentonrfa.com/fd40prop1](http://www.rentonrfa.com/fd40prop1)**

**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

**Maintenance Contract Updates**

- ULM, our current maintenance provider, will not be needing an increase for the 4/15/25-4/25/2026 year. We received other bids, but the cost savings is substantial. For the 2026-2027 year we should expect an increase.

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

- The monument on the north side of the entrance had a tile fall off in February of this year. Volunteers reattached the tile.
- After further inspection, several of the tiles are in need of fixing. This is beyond the scope of volunteers.
  - Repairs targeted for next fiscal year.
- ULM will be initializing the sprinkler system and repairing any damage in April.
  - The sprinkler's to the lawn behind the monument will need attention.

**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!
- ULM will be initializing the sprinkler system and repairing any damage in April.

**Play Equipment Replacement**

- The subcommittee continues to meet on a monthly basis.
- Construction began in March. The equipment had been removed previously. The delay was due to the timing of the wood chips being delivered. The EWF is scheduled to be delivered on 4/2 and 4/3.
  - The construction company was able to save the table that was located near the play equipment. It will be relocated and reused. The wood on the table was cleaned up in 2024 as the ability to relocate the table was unknown. Volunteers will be needed to replace the wood on the table, paint, apply weather sealant, and reassemble the table.
  - The tetherball next to the play equipment was removed.
  - The area where the digger is located will have the wood border removed, be squared off with new matching border, and sod will be planted.
- The area in which the previous swings were located will have the border removed. The EWF from both play areas is currently stored in the footprint.
  - Volunteers will be needed to remove the old EWF (~20 yards) and put spread it around the edge of the park and along the path at the north entrance. Like with Toddler Park, we will have a tractor to load wheel barrows and need volunteers with wheelbarrows and rakes to relocate and spread the materials.
  - We are in the process of getting quotes for sod to cover this area.
- A replacement adjustable basketball hoop has been ordered. This time the bolts will be tack welded.
- Pictures, drawings, and information 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:
  - 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

### **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.

### **Greenspace**

- With the last round of heavy winds a few large trees came down in the green space and are in need of clean up and removal. The estimated cost of cleanup is \$4,500-5,000.

### **Flags**

- Volunteers needed May 10<sup>th</sup> at 9:00am to put flags up throughout the neighborhood.
- We will need 9 volunteers and 3 pickup trucks to complete this task. It should take less than 2 hours.
- The Boy Scouts have offered to take the flags, replace the old flags with the new flags, appropriately dispose of the old flags, and return them in April so they will be ready to go up in May.
- Volunteers will repaint the caps on some of the poles to clean them up

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

- Laying ground cloth and spreading bark for weed prevention above Madsen Creek crosses 155<sup>th</sup> Ave SE (Targeting a weekend in April 2025, pending volunteer availability)
- May 10<sup>th</sup>, 2025 - Putting new flags on poles and putting up flags
- 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 140<sup>th</sup> 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 140<sup>th</sup> 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, 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

Dates have been set for 2025 summer events and bands booked.

Garage Sale Weekend: July 11-13

#### *Summer Concerts:*

August 3 Emily McVickers: Taylor Swift cover show

August 10 Fusion Axe: rock, jazz, blues

August 17 Free Rain: classic rock

August 24 Aaron Crawford: country

Last Splash: September 7

This year we will be using WA Bounce House for the inflatable and concession rentals for Last Splash. Additionally, we are paying for their staff to monitor the inflatables. We will still seek volunteers to help with the concessions and hotdogs.

We will not be doing giveaways or door prizes this year, instead we are using that money to pay for the staffing from WA Bounce House for the inflatables.

### ***External Affairs:*** Brian Davisson

1. Fairwood Fire Department - Reached out to campaign for the annexation of Fairwood become part of the Renton Fire Authority (Renton FA).

If passed, will Fairwood become part of Renton? "No. Proposition 1 is regarding only the relationship between KCFD 40 and Renton RFA for fire and emergency medical services. KCFD 40 will continue to exist as a part of unincorporated King County."

<https://rentonrfa.com/fd40prop1/>

2. The Fairwood Scout Troop 455 - Agreed to swap out the old flags for new flags. On a Monday afternoon in April. The scouts will use pickup trucks to transport the flags from Allen park to the Fairwood Methodist church. Conduct the swap of the old flags to the new flags and return the newly flagged poles back to the Allen park shed. They'll retain the old flags and retire them in a future ceremony.

The scouts will accept old community members' flags that also need to be retired. We'll need to coordinate a drop-off date and time for this activity.

4. Methodist Church Asylum Seeker- Spoke with Donna at the Church office. She said the Asylum seekers go between three churches in the area. They provide them legal services, education assistance, and overnight shelter, Asylum seekers stay approximately 2 months on average before moving on to other housing arrangements. While in Fairwood the kids are enrolled in Fairwood Elementary, or North wood middle school.

### ***Vehicle Monitoring Committee:*** Bernell Zorn

As we move into spring, I want to share a few important parking updates and reminders:

#### **1. Sidewalk Parking Issues**

Parking on sidewalks remains a problem, particularly in the Spanish Hill area. This creates safety hazards for

pedestrians and can lead to damage to walkways. Please ensure all vehicles are parked in designated areas and not obstructing sidewalks.

Friday May 21st \* 1500-1600 hrs. Area check for cars parked on sidewalk.

2 trucks at SE 173 ST

1 truck at 146 Ave SE

2 sedans SE 172 ST

2 sedans Fairwood Blvd.

Information has been shared with the Sheriff Departments

**2. Commercial Vehicle Compliance**

We continue to see an increase in commercial vehicles within the neighborhood. If you own or operate a commercial vehicle, please make sure you are following the HOA's guidelines. Maintaining compliance helps preserve the residential character of our community.

**3. RV and Trailer Parking**

With camping season approaching, please be mindful of HOA regulations regarding RV and trailer parking. If you need to park your RV or trailer for longer than the permitted time, submit a variance request in advance.

**4. Driveway Clearance Rule**

Per Washington State law (RCW), vehicles must not be parked within **five (5) feet** of another person's driveway to ensure residents have proper access to their homes. Violating this rule could result in a ticket if the sheriff's department is called to enforce it. Please be respectful of your neighbors and park accordingly.

**Communications Committee:** Barbara Young

This year for the summer events we will not be sending out postcards for the garage sale, summer concerts and Last Splash. Instead, the summer event series will be featured on the June newsletter, shared on our website and reminders posted on Facebook for each event.

**Active Work**

- **R&R 3.050.0 Animals Discussion** – Common Properties Chair, Nathan Popovich, discussed an ongoing issue at the Association's parks regarding dogs that are off leash. There have been occasions where dogs are off leash, and the homeowner is not following the rules of the park. All pets must be leashed in the park. Off leash pets should be reported immediately to security.

The meeting adjourned at 8:00 p.m. The next meeting will be held on Tuesday, **April 22, 2025**, and will begin at **7:00 p.m.**