

Fairwood Greens Homeowners' Association
59th Annual Board of Trustees Meeting
September 23, 2025

President Lisa Lord called the 59th Annual Meeting of the Board of Trustees to order. Trustees in attendance were Jim Canterbury, Brian Davisson, Steven Jackson, Lisa Lord, Nathan Popovich, Mark Powell, Brian Schanz, Soledad St. Hilaire & Bernell Zorn. There were 40 homeowners in attendance.

Government Agency Guests:

King County Sheriff's Department Deputy Officers
Renton Regional Fire Authority

Approval of September 24, 2024, Minutes: Jim Canterbury

MOTION: To approve the Minutes of the September 24, 2024, Annual Meeting. **Second:** Yes.

Discussion: None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

Greeter's Report: Lisa Lord

48 new homeowners were greeted for the year.

Validation of a Quorum: Lisa Lord

The number of proxies and attending homeowners is greater than the 150 votes needed for a quorum, which allows for a valid election.

Homeowners Vote on 2026 Budget: Mark Powell

The budget was mailed to all homeowners with the Annual Meeting Notice.

Fairwood Green Homeowners' Association	2025-2026
	Budget
ORDINARY INCOME	
Assessments	\$ 674,736
Penalties, Fees & Other	\$ 54,000
Interest Income	\$ 180
Total Ordinary Income	\$ 728,916
OPERATING EXPENSE:	
ADMINISTRATIVE EXPENSES	
Security - Contract	\$ 452,731
Security - Other	\$ 30,136
Common Properties - Contract	\$ 32,004

Common Properties - Other	\$ 16,070
Accounting Bookkeeping - Office Mgr	\$ 30,000
Recording Secretary - Office Mgr	\$ 30,000
Special Events/Community	\$ 14,004
Utilities	\$ 15,000
Bad Debt Expense	\$ 20,004
Total Administration	\$ 639,949
OFFICE EXPENSES	
HO Mailings	\$ 4,908
Postage	\$ 3,000
Supplies	\$ 1,404
Dues/Subscriptions	\$ 11,004
Computer Software/Hardware	\$ 240
Taxes - Property/IRS	\$ 2,300
TOTAL OFFICE	\$ 22,856
PROFESSIONAL FEES	
Insurance	\$ 27,000
Accounting/Audit	\$ 7,800
Legal Fees-Counsel/Advice	\$ 20,004
TOTAL PROFESSIONAL FEES	\$ 54,804
TOTAL OPERATING EXPENSE	\$ 717,609
NET INCOME (LOSS)	\$ 11,307

Per RCW 64.38.025 "Unless at that meeting the owners of a majority of the votes in the association are allocated or any larger percentage specified in the governing documents reject the budget, in person or by proxy, the budget is ratified, whether or not a quorum is present." 21 Homeowners voted to reject the budget. The need for rejection is 751 homeowners. The budget is ratified.

As of 9/25/2025, FGHA checking = \$325k and FGHA savings = \$47k

Nomination Committee Report: Brian Davisson

Lisa Lord, Brian Schanz, and Vincent Zhao agreed to run for three open Board positions. There were no additional nominations from the floor.

Board Commitment of Proxies: Brian Davisson

MOTION: The Board vote the proxies and apply the results to the election. **Second:** Yes.

Discussion: None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

HOMEOWNER FORUM

Public comment was given.

Residents presented the following:

Storage POD on the street, impacting traffic

Speeding concerns on Fairwood Blvd

Rules & Regulations inquiry regarding signs on the sidewalk near the entrance

Request to replace American flag at the front entrance

Rules & Regulations inquiry regarding solar lights & trim lights

Rules & Regulations inquiry regarding vehicle covers

Appreciation for the Board of Directors

Appreciation for the park improvement project

LEGAL

1. Trustee Fiduciary Training held November 14th, 2024 with Attorneys.
2. Discussed several payment, lien and collection plans for non-payment of dues.
3. Discussed New Revisions to our R&R's conforming to new State Laws.
4. Discussions on Pickle Ball court noise.
5. Advice on Washington Uniform Common Interest Ownership Act (WUCIOA) effective 1/1/2028.

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.

ARCHITECTURAL CONTROL

FGHA homeowners continue to renovate and maintain their homes and properties, as evidenced by the high number of ACC forms submitted for review. We continue to ask FGHA homeowners to submit ACC forms 3-4 weeks prior to the start of all exterior house and property projects, to allow for review and any questions or discussions that may be needed. FGHA Security continues to provide an essential monitoring and reporting service of suspect unapproved projects.

- 220 Approved projects
- 4 Unapproved projects
- 1 ACC violation
- 12 Enquiries on ACC rules & regulations
- 2 New house conversions for Adult Family Homes

ACC Goals

1. Continue timely ACC form submittal review turn around.

2. Continue to demonstrate and encourage homeowners to also use HOALife for ACC submittal process.

COMMON PROPERTIES

Maintenance Contract

- Overall feedback from homeowners has been positive
- Contracts will be sent out for rebid in March 2026

Entrance on 140th Ave SE

- Volunteers put up and took down holiday lights
- Holiday lights and extension chords were stolen on 2 separate occasions
Replacements have been purchased
- Volunteers replaced one of the electrical timers
- Volunteers replaced 3 flood lights
- Volunteers watered the trees during the summer heat 2-3 times per week
- Volunteers cleaned up litter
- Volunteers treated the monuments for moss
- Due to weather, one of the tiles on the North monument fell off and several of the others were loose. They were professionally repaired and regouted.
- The aged American Flag was replaced a few backups were purchased

Allen Park

- Allen Park Play Equipment Replacement is complete and under budget
- Volunteers installed 2 new benches around the new play equipment
- Volunteers added a new irrigation line and sprinkler head where the swings were previously located
- Sod was installed in the footprint of the previous swings and one of the yellow diggers
- Volunteers installed 2 new benches along the play equipment
- Volunteers repaired a broken sprinkler line
- Volunteers installed the replacement adjustable basketball hoop
- More than 20 volunteers spread the wood chips from the old swing set area around the edge of the park, the North entrance, and the East entrances.
- Volunteers picked up trash on a daily basis
- Volunteers pressure washed the pickleball courts
- Volunteers touched up the paint on the pickleball court
- A volunteer replaced the broken string several times on the tetherball
- A volunteer touched up the paint on the bears
- Volunteers replaced rotted boards on the relocated table (painted and sealed) near the play equipment
- A volunteer painted the posts in the horseshoe pit and added new sand
- Volunteers replaced and painted broken boards on benches
- Volunteers cleared debris from sprinkler heads, removed dirt from controller boxes, and managed the irrigation schedule through the drought and rain
- ULM repaired 3 broken irrigation lines

Toddler Park

- Toddler Park Play Equipment Replacement was completed this fiscal year and was under budget
- The Engineered Wood Fiber play chips were topped off

- Volunteers spread 50 yards of arborist screened wood chips
- Volunteers picked up trash
- The sidewalk on the way to the upper play area was damaged and is in need of repair

Flags –

- Volunteers took down flags in September and put them up in May
- Volunteers painted the caps and replaced hardware on the flags
- The local Boy Scouts removed 100 flags and replaced them with new ones

Green Spaces –

- Volunteers cut up and removed trees that had fallen in storms
- Several dead trees were removed

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.

On behalf of the entire Association, we would like to extend our gratitude to all of our volunteers. The accomplishments listed above have saved the association thousands of dollars, all while keeping to the high standards we all deserve. **Thank you to all of you who have volunteered!**

PROPERTY MAINTENANCE

The Property Maintenance Committee has continued to use HOALife for managing and monitoring of the association properties. It has helped increase productivity along with reducing the amount of time spent on inspections and processing noncompliance issues. HOALife also allows homeowners to log into their personal portal and from there they can review noncompliance issues, communicate to the HOA committee, and even submit ACC applications.

- The Property Maintenance Committee follows a set process for routine inspections and resolution of non-compliance issues.
- Reports of non-compliance provided to the Property Maintenance Committee by members of the community are investigated and appropriate action is taken if required.
- Action taken regarding non-compliance may or may not be provided back to the initial reporter. The Property Maintenance Committee protects the privacy of all homeowners and does not share information without the homeowner's permission.
- Homeowners that do not respond to or take active steps towards resolution to the requests(s) of the Property Maintenance Committee may have further action taken.

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
- Suspect 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

SPECIAL PROJECTS

Following the annual garage sale in July, there were four concerts in August and the Last Splash in September. Events were well attended, and people enjoyed the entertainment. We are interested in hearing from our neighbors what events or bands they might enjoy.

We were once again successful in obtaining the Alan Painter grant in the amount of \$2,500 from King County to support the Last Splash event.

SECURITY

Accomplishments for Year Ending September 2025:

- Washington state has enacted a new sales tax that applies to security services. FGHA successfully reallocated internal resources so that the HOA annual fees will not be increased.
- An FGHA Security subcommittee conducted a Request for Quote exercise for security services earlier this year. They were able to show that Pacific Coast Security was the best value.
- The new FGHA Security contract included requirements for a hybrid patrol vehicle. The new 2023 Toyota RAV4 hybrid should provide significant fuel savings going-forward.
- Working with Pacific Coast Security, FGHA continues to develop and retain professional Security Officers that are respectful of our residents and especially capable and trustworthy.

EXTERNAL AFFAIRS

- Renton Regional Fire Authority (Renton RFA) Proposition 1-].
 - Passed with 79.85% of voters in support
- Renton Regional Fire to help coordinate Fairwood Greens Santa Engine visit.
- Election day Communications to Fairwood community members to ensure they're fully informed.
- Fairwood Methodist Church is still hosting Asylum seekers

VEHICLE

The Vehicle Committee, in partnership with the HOA Board and King County Sheriff's Office, has focused on improving neighborhood safety, appearance, and compliance with HOA covenants.

This year, we made significant progress in addressing long-standing vehicle-related concerns that impacted the overall quality of life in Fairwood Greens.

Key Accomplishments

- **Reduction of Commercial Vehicles**
Successfully lowered the number of commercial vehicles parked within the neighborhood, ensuring our community maintains a clean and residential character.
- **Elimination of Recreational Vehicles (RVs)**
Enforced HOA rules to remove RVs parked in driveways and along streets, restoring consistent neighborhood curb appeal.
- **Cleanup of Abandoned Vehicles**
Identified and removed multiple abandoned vehicles that were deteriorating and creating eyesores.
- **Removal of Boats**
Ensured compliance by eliminating boats stored on streets or driveways within Fairwood Greens.
- **Addressed “Fixer” Vehicles**
Reduced the number of inoperable or “project” vehicles that were parked long-term and not maintained.
- **Partnership with King County Sheriff’s Office**
Collaborated with the Sheriff to address sidewalk and illegal parking issues. This partnership helped improve pedestrian safety and reduced traffic obstructions.

Community Impact

Improved overall neighborhood appearance and property values.

Increased resident satisfaction with enforcement consistency.

Enhanced safety by ensuring sidewalks remain accessible and streets are less congested.

Strengthened partnership with local law enforcement.

Election Results: Brian Davisson

The election was conducted, closed, and the votes tabulated. Lisa Lord, Brian Schanz and Vincent Zhao were elected to the Board.

MOTION: To adjourn the meeting and move into Executive Session to elect new Officers and discuss personnel matters. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

The next FGHA Board of Trustees Meeting will be held on Tuesday, October 28, 2025 at 7:00 p.m. at the Fairwood Golf & Country Club. Join us for a meet and greet starting at 6:30pm with cookies and coffee/tea!

EXECUTIVE SESSION- OFFICER SELECTION

After the Annual Meeting was adjourned the Board convened into Executive Session. The Board voted on the following as Officers of the Association for the 2025-2026 election year. The Officer positions are as follows:

President – Lisa Lord

Vice President – Bernell Zorn
Secretary – Jim Canterbury
Treasurer – Mark Powell