

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
June 24, 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, Brian Schanz, and Bernell Zorn. Brian Davisson, Nathan Popovich, Mark Powell and Barbara Young were absent. Six homeowners attended the meeting.

Government/Guest Reports to the Board

None

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the May Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 5-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 inquired about the cause of the fire regarding the two homes that burned down. Steve addressed the inquiry. A homeowner asked if the King County sheriff's that the Association employs part-time, can ticket vehicles that park on the sidewalks. Steve addressed this question. A homeowner inquired about a commercial vehicle that is parking on the street. Steve & Bernell addressed this inquiry. A homeowner inquired about videotaping the board meetings, installing speed bumps that take into consideration the width of emergency vehicles, transparency regarding board election results, legal fees spent to support a current board member's position, and requested a breakdown of the year-to-date expenses for the Association. Lisa addressed these questions.

Executive Committee: Lisa Lord

The Board of Trustees would like to say THANK YOU to those who work to keep the trash out of our parks. This is greatly appreciated.

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

Homeowners interested in being a candidate for the 2025-2026 board of Trustees September election, submit inquiry to Contact@fairwoodgreens.org

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 - May

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 8,487	\$ 4,520
Total Income	\$ 64,715	\$ 60,748
Expenses		
Security	\$ 39,818	\$ 38,991
Common Properties	\$ 3,958	\$ 4,408
Special Events/Community	\$ 0	\$ 1,667
Utilities	\$ 492	\$ 1,340
Office	\$ 157	\$ 1,470
Professional Fees	\$ 8,188	\$ 8,462
Other	\$ 2,000	\$2,000
Total Expenses	\$ 54,613	\$ 58,338
Net Income/Loss	\$ 10,102	\$ 2,410

Year to Date Income and Expense Report

(September 1, 2024 to May 31, 2025)

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 484,316	\$ 484,316
Other Income	\$ 55,975	\$ 40,680
Total Income	\$ 540,291	\$ 524,996
Expenses		
Security	\$ 344,204	\$ 349,575
Common Properties	\$ 30,224	\$ 39,672
Special Events/Community	\$ 3,868	\$ 15,003
Utilities	\$ 9,429	\$ 12,020
Office	\$ 13,062	\$ 15,230
Professional Fees	\$ 84,299	\$ 81,758
Other	\$ 18,000	\$ 18,000
Total Expenses	\$ 503,086	\$ 531,258

Net Income/Loss	\$ 37,205	\$ (6,262)
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Balance Sheet as of May 31, 2025

Total Assets	\$ 252,604
Total Liabilities	\$ 92,835
Total Equity	\$ 159,769

Fairwood Greens Homeowners' Association		
Special Assessment Expenses and Income Report - Allen & Toddler Park		
12/1/23 to 5/31/25		
Special Assessment Balance		
Accrued Income	\$	532,500.00
Actual Income	\$	529,660.00
Expenses	\$	457,541.29
Balance	\$	72,118.71

Finance Committee Goals

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

June 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 complete and posted on FGHA website
- 2023 Tax return complete and filed with IRS
- 5. Continue budget preparation for 2025-2026 fiscal year (Sept 2025 – Aug 2026)
- 6. Investigating impact of new WA State sales tax law on services.

Legal Committee: Jim Canterbury

- Discussed several Liens, Payment and Collection Judgment plans.
- Discussed and Guidance on new SB 5814.

******* 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.

There have been some questions on who is responsible for what regarding sidewalks. The homeowner is responsible for the aesthetic appearance of their sidewalks. This includes weeds, debris (leaves and pine needles, etc.) and the encroachment of plants, trees, and bushes. King County is responsible for the structural condition of the sidewalk (concrete).

- 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.
- 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

Inspection Summary Report May 26, 2025 – June 23, 2025

Properties

Number of Properties with Violations	25
1st Violation	25

Violation Categories

Rules & Regulations - Aesthetics - Home Exterior Maintenance	1
Rules & Regulations - Aesthetics - Yard Maintenance	20
Rules & Regulations - Commercial Vehicles	2
Rules & Regulations - No Business/Commercial Use	2

Greeter's Report: 7 new homeowners have been greeted.

Architectural Control Committee: Mark Powell

24 May 2025 to 21 June 2025

17 Approved Projects

- 3 Roof repair/replace
- 3 Fence
- 3 Exterior paint
- 1 Driveway/front entry replace
- 1 Shed
- 1 Deck
- 1 Generators
- 1 Furnace/heat pump
- 1 Interior remodel
- 1 Windows replace
- 1 Walkway/retaining wall

1 In process/evaluation

1 Unapproved Projects

- Corner lot with side fence less than 20 ft setback

0 ACC violations

1 Enquiries for guidance/clarification of rules/guidelines

- Potential buyer looking for more detail on R&Rs

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):

	June 2025 Monthly Total	May 21 - May 27	May 28 - June 3	June 4 - June 10	June 11 - June 17
Abandon Vehicles	1	1			
Vehicle Parking / Speeding Violations	4	1		1	2
Alarm Calls Home/Vehicle	1	1			
Wayward Children	2	1		1	
Barking Dog	1		1		
Juvenile Problem	2			1	1
Loose Dog / Animal issue	2				2
Noise Complaints	3		2		1
Open Garages	17	5	5	6	1
Solicitors	11		10		1
Vacation Checks (ave per shift)	9.5	8	10	10	10
Vehicle Accidents	1			1	
Vehicle Vandalism - Street	1			1	
Suspicious Person / Action	2	1			1
U HAULS	1			1	

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

- On May 22, 2025 at approximately 12:18 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 22, 2025 at approximately 12:39 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 May 22, 2025 at approximately 1:23 pm, Security Officer John Meno, while on patrol, saw a little girl standing by herself on the sidewalk by a red Nissan Pathfinder. The Security Officer backed up and parked in front of the Pathfinder and approached the little girl slowly. The Security Officer asked the little girl where she lived, and she pointed at the said location. The Security Officer then walked the little girl to the front door of said location, and the front door was opened. The little girl walked inside the house, and her mom came out. The Security Officer informed the mom that he saw the little girl on the sidewalk by herself. The Mom said thank you then went into the house.
- On May 23, 2025 at approximately 1:10 pm, Security Officer Jon Meno, while on patrol, received a call from a concerned resident. The resident stated that there was a suspicious vehicle parked in front of the residents home, blocking the driveway. The Security Officer proceeded to drive to said location and then received another call from the resident stating the suspicious vehicle had left. The resident described the vehicle as a white sedan or SUV. The Security Officer offered to walk around the residence property to make sure everything was secured, and the resident stated that it was not necessary, no one got out of the suspicious vehicle.
- On May 23, 2025 at approximately 2:25 pm, Security Officer Adam Nuhu, while on patrol, was approached by a concerned resident regarding a white Van parked on the side of the road at said location. This vehicle appears to be abandoned and has not moved for a long time. The Security Officer went to said location and started writing up a report, and was approached by a male individual, approximately 5'6" tall, long hair, wearing a grey color jacket

with blue jeans. The person came out of the home. The Security Officer asked the person if the van belonged to him, and the person confirmed that it was. The person explained that he uses it sometimes. The Person was not willing to give his name or any details.

- On May 24, 2025 at approximately 3:04 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 24, 2025 at approximately 10:42 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 24, 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 25, 2025 at approximately 9:48 am, Security Officer Rodney Gillespie, while on patrol, received a phone call from a resident stating their alarm went off. The Security Officer arrived at said location and did a complete walk around the property, and everything was secure. The Security Officer called the resident back and let her know that everything was secure. The resident stated they would call the alarm company.
- On May 25, 2025 at approximately 3:26 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident, complaining of double parking in front of said location. The Security Officer went to said location and talked with the homeowner. The homeowner stated that they are having a party and will move the vehicles as soon as they finish the party.
- On May 25, 2025 at approximately 2:29 pm, located at Allen Park. Security Officer Abubakar Shehu, while on patrol, received a call from a concerned resident. The resident states that there are dogs in the park not on a leash. The Security Officer arrived at Allen Park and spoke to the dog owners and they put their dogs on a leash.
- On May 28, 2025 at approximately 1:08 pm, Security Officer John Meno, while on patrol, observed a white male going door to door soliciting. The person was about 5'6" tall, blonde hair, wearing a light blue polo shirt with a "M" company logo on it, black pants and white shoes, looking to be in his 20s going door to door. The Security Officer informed the person there is no soliciting in the Fairwood Green HOA. The Security Officer followed the person off the property.
- On May 28, 2025 at approximately 10:58 pm, 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 28, 2025 at approximately 10:05 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident. The resident stated that there is a persistent dog barking, and children being loud during the night and cannot sleep at said location. The Security Officer arrived at said location and could hear the loud dog barking. The Security Officer knocked on the door, and tried calling the resident of said location, and there was no answer. The dog continued barking during the Security Officer visit.
- On May 29, 2025 at approximately 12:05 pm, Security Officer John Meno, while on patrol, observed a male going door to door soliciting. The person was about 5'6" tall, blonde hair, wearing a gray jacket with the company logo "Performance Window" logo on it, blue jeans, gray and black shoes. The Security Officer informed the person that there is no soliciting in the Fairwood Green HOA. The Security Officer could not follow the person; the Security Officer received another call about a Solicitor.
- On May 29, 2025 at approximately 12:24 pm, Security Officer John Meno, while on patrol, observed a male going door to door soliciting. The person was about 5'4" tall, black hair, wearing a black jacket with a gray shirt with the company logo "Performance Window" on it, blue jeans, black shoes, and carrying a blue umbrella. The Security Officer informed the person that there is no soliciting in the Fair Wood Greens HOA. The person was driving a silver Toyota Camry. The Security Officer could not follow the person off of the premises, because he got another call for a solicitor in Fairwood Greens.
- On May 29, 2025 at approximately 12:46 pm, Security Officer John Meno, while on patrol, observed a male going door to door soliciting. The person was about 5'6" tall, black hair, early 20's, wearing a gray ball cap, gray checkered long sleeve shirt with a gray undershirt with the company logo "Performance Windows" on it, khaki pants, black shoes and glasses. The Security Officer informed the person there is no soliciting in Fairwood Greens HOA. The Security Officer followed the person in a gray Honda Civic off the premises.

- On May 29, 2025 at approximately 1:50 pm, Security Officer John Meno, while on patrol, observed a male going door to door soliciting. The person was about 5'6" tall, blonde hair, early 20's wearing a light hoodie, black pants, and black shoes. The Security Officer informed the person that there is no solicitation in Fairwood Green HOA. The person said okay and left the premises.
- On May 29, 2025 at approximately 3:09 pm, Security Officer Adam Nuhu, while on patrol, observed a heated verbal exchange between a resident and a solicitor. The person was about 21yrs of age, blonde hair, wearing a gray jacket, black jeans. The person's name appears to be Justine, and she is affiliated with the company Macy Pest Control. The Security Officer approached the situation calmly. The Security Officer informed the person that there is no soliciting in Fairwood Green HOA and would have to leave and to call his supervisor and let him know that there is no soliciting in Fairwood Greens. The person proceeded to walk to his vehicle and called his supervisor. The person told the Security Officer his supervisor assigned him to another location outside of Fairwood Green HOA. The Security Officer notified the resident to let him know the person had left.
- On May 29, 2025 at approximately 3:47 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident regarding a solicitor "Performance Roofing" going door to door. The person was described as a male, wearing a grey shirt, and blue jeans. The Security Officer made contact with the person and informed him there is no soliciting in the Fairwood Greens HOA. The person was unaware of the rules, it was her first day on the job and left in a vehicle.
- On May 29, 2025 at approximately 6:29 pm, Security Officer Adam Nuhu, while on patrol observed a solicitor "Performance Window" going door to door. Despite engaging with one of the solicitors and informing him of the HOA rules, additional teams continue canvassing the neighborhood. The Security Officer attempted speaking to them, however they repeatedly cited king county jurisdiction laws. The Security Officer made an effort to tail, and monitor the solicitors, until the Security Officer received another call from a resident regarding a solicitation.
- On May 29, 2025 at approximately 7:55 pm, Security Officer Adam Nuhu, while on patrol, observed a higher volume of residents calling regarding solicitors. The Security Officer immediately went to various addresses to make a presence to make the solicitors uncomfortable. The Security Officer remained stagnant behind the solicitors by tailing their activities.
- On May 30, 2025 at approximately 4:31 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident regarding the same solicitor "Performance Windows" from the day before going door to door. The Security Officer approached the person and firmly informed them that the HOA was not pleased with their actions yesterday, and that two sheriff Deputies had been made available to address further violations. The Security Officer also made it clear that continuing their activities could lead to serious consequences and that the HOA would not hesitate to escalate the matter if necessary. To emphasize the seriousness of the situation and to make them uncomfortable, the Security Officer mentioned that with one phone call, law enforcement could be on site immediately and then drove away in the patrol vehicle.
- On May 30, 2025 at approximately 5:08 pm, security Officer Adam Nuhu, The Security Officer conducted a patrol around the said location, and there were no signs of the individuals.
- On June 1, 2025 at approximately 12:31 am, Security Officer Dontre Matlock, while on patrol, received a call from a resident stating that their neighbors are loud. The neighbors were having a get together at said location, and one of their guests kept walking to a car and being loud. The Security Officer arrived at said location and spoke with the homeowner. The homeowner stated that their guests were leaving for the night, and they will try their best to be quiet when they leave.
- On June 1, 2025 at approximately 12:49 am, Security Officer Dontre Matlock, while on patrol, received a phone call from a resident stating there is loud music coming from the cul-de-sac. The Security Officer patrolled the area and could not find the exact home that the music was coming from. The security Officer contacted the resident that called and asked if he could still hear the music, and the resident said "No"
- On June 1, 2025 at approximately 1:24 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 phone number listed is the wrong phone number. The phone number listed is the previous owners that sold the home to their son - in - law, and the correct phone number is. The resident was notified by the previous owner. The garage door was not secured at this time.
- On June 3, 2025 at approximately 10:22 pm, Security Officer Abubakar Shehu, while on patrol observed the garage door open at said location. The Security Officer was able to contact the resident, and the garage door was secured.

- On June 3, 2025 at approximately 10:44 pm, 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 June 3, 2025 at approximately 11:47 pm, 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 June 4, 2025 at approximately 11:41 am, Security Officer John Meno, while on patrol, observed a solicitor selling Pest Control going door to door. The person was asked to leave and they left the neighborhood.
- On June 4, 2025 at approximately 12:14 pm, Security Officer John Meno, while on patrol, observed a solicitor going door to door selling Pest Control. The person was asked to leave the HOA community.
- On June 4, 2025 at approximately 12:37 pm, Security Officer John Meno, while on patrol observed a solicitor going door to door selling Pest Control. The person was asked to leave the HOA community, and they left.
- On June 4, 2025 at approximately 1:54 pm, Security Officer John Meno, while on patrol observed a solicitor going door to door selling Pest Control. The person was asked to leave the HOA Community, and the person left.
- On June 4, 2025 at approximately 4:51 pm, Security Officer Adam Nuhu, while on patrol, received a high volume of calls from residents reporting solicitors going door to door selling Pest control. The persons were asked to leave the HOA community. The persons assured the Security Officer that they would leave.
- On June 4, 2025 at approximately 5:21 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident. The resident stated that he witnessed an incident that occurred at said location. At approximately 10:30 pm the night before, he heard a loud noise coming from said location. When he looked out of his window, he observed a gray color SUV at said location which had struck the green light pole and narrowly missed hitting a nearby fence. The resident believes this vehicle belongs to the resident that resides at said location. The Security Officer did a patrol around the area and could not find the described vehicle.
- On June 4, 2025 at approximately 10:54 pm, Security Officer Abubakar Shehu, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident by ringing and knocking on the door, but the resident did not respond. The Security Officer left a voicemail message on the resident's phone. The garage door was not secured.
- On June 5, 2025 at approximately 5:20 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident. The resident reported that a black Dodge Ram pickup truck with a red stripe along the side of it, was following and tailing her daughter. The pickup truck parked near the residence and took off after a few minutes.
- On June 5, 2025 at approximately 6:53pm, Security Officer Adam Nuju, while on patrol, received a call from the resident that resides at said location that a car ran into their yard. The resident raised some concerns regarding traffic safety by installation of speed bumps at two critical locations. One to be placed just downhill from the elementary school and another.
- On June 5, 2025 at approximately 6:13 pm, Security Officer Adam Nuhu, while on patrol, observed a young male kid, approximately 8 years of age, riding a motorcycle within the community. The Security Officer stopped the young kid and explained riding an unlicensed motorcycle is not permitted and could lead to serious consequences when caught by law enforcement, and he should take the motorcycle home. The Security Officer did not see the person again throughout his patrol.
- On June 5, 2025 at approximately 11:50 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 June 6, 2025 at approximately 12:15 pm, Security Officer John Meno, while on patrol, observed a moving truck in the driveway.
- On June 6, 2025 at approximately 1:22 pm, Security Officer John Meno, while on patrol, observed a black Mercedes SUV parked on the sidewalk.
- On June 6, 2025 at approximately 9:02 am, Security Officer John Meno, while on patrol, received a call from a resident regarding a silver 4 door Scion that has been running for about thirty minutes across the street where the resident lives. The security Officer arrived at said location and saw a couple of men working at said location, and asked them if they own the vehicle that has been running. They said yes. The Security Officer called the concerned resident and explained what the Security Officer found.
- On June 6, 2025 at approximately 7:33 pm, Security Officer Adam Nuju, while on patrol, received a call from a resident. The resident stated that there is a white Toyota Corolla moving very slowly around the said location and

causing a huge traffic issue. The Security Officer went to said location and did not see any car with that description around the area, and traffic was moving normally.

- On June 6, 2025 at approximately 7:40 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident. The resident reported a black Chrysler parked in front of said location for over 20 minutes. The Security Officer arrived at said location and noticed a male approximately 26 years of age, wearing a black baseball hat and a black shirt, sitting in the described vehicle talking on the phone. The Security Officer approached the person and asked if everything was okay. The person replied he is with a team that is within the Woodsville neighborhood selling Pest Control, and is waiting for them to come back. The Security Officer told him to wait somewhere else other than Fairwood Greens. The person left immediately. The Security Officer patrolled the premises and did not see any sign of the person nor the described vehicle.
- On June 6, 2025 at approximately 10:13 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident stating he had found a lost child in the middle of the street at said location. The child is approximately 3-4 years of age, wearing a blue shirt and black trousers. The kid couldn't mention his name. The resident that found the child reached out to 911. The law enforcement arrived at the scene. After a while they were able to get ahold of the child's mother. The mother stated that her child may have gotten out through the back door.
- On June 10, 2025 at approximately 2:30 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident. The resident stated that his driver's side mirror of his vehicle was found broken when he parked his vehicle by the side of the road today and has no idea who caused the damage.
- On June 8, 2025 at approximately 9:37 am, Security Officer Rodney Gillespie, while on patrol. Observed a female sitting in a Toyota 4 runner. The Security Officer approached the person and asked if everything was okay. The person replied, "I am investigating, and I can't tell you any more than that". The security Officer called the Non-Emergency number to inform the authorities on the person activities.
- On June 8, 2025 at approximately 11:08 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 June 9, 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.
- On June 10, 2025 at approximately 12:44 pm, Security Officer John Meno, while on patrol, received a call from a resident, stating that his temporary plastic fence was damaged by a dog, he does not know what dog, but he pointed out the hole and said that there were visible teeth marks. The resident stated this is not the first time it has happened.
- On June 10, 2025 at approximately 10:52 pm, 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 June 10, 2025 at approximately 10:38 pm, 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 June 4, 2025 at approximately 6:53 am, Security Officer Adam Nuhu, while on patrol, received numerous calls from residents stating the individuals from Aptip Pest Control came back after they left the first time, acting frightening and having aggressive behavior. Given the nature of this the Security Officer called 911. The Police Officers responded to the scene and ultimately asked the solicitors to leave the area due to their behavior and postage signage.
- On June 4, 2025 at approximately 8:54 pm, Security Officer Adam Nuhu, while on patrol, observed an individual from Aptip Pest Control soliciting in the neighborhood. They did not leave when the Law enforcement asked them to leave. The Security Officer started tailing them to make them uncomfortable within the neighborhood.
- On June 5, 2025 at approximately 12:02 pm, Security Officer John Meno, while on patrol, observed a solicitor going door to door selling Pest Control (Aptive). The Security Officer asked him to leave.
- On June 5, 2025 at approximately 1:53 pm, Security Officer John Meno, while on patrol, observed a solicitor going door to door selling Pest Control (Aptive). The Security Officer asked the person to leave, but the person continued knocking on doors.

- On June 6, 2025 at approximately 3:39 pm, Security Officer Adam Nuhu, while on patrol, observed a solicitor (Seattle Roofing Company). The Security Officer asked the person to leave, and they did.
- On June 6, 2025 at approximately 6:35 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident stating there is a solicitor going door to door selling Pest Control (Aptip). The Security Officer asked them to leave. They did not. They stated that there are no codes that deter solicitors in the neighborhood.
- On June 10, 2025 at approximately 11:30 am, Security Officer John Meno, while on patrol, observed a solicitor going door to door dropping off business cards (Big Foot Landscaping). The Security Officer asked them to leave, and he left.
- On June 11, 2025 at approximately 5:40 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident, stating that a green Subaru has been parked in front of said location, partially on the sidewalk for over two weeks and has not moved. The Security Officer attempted to find the owner but was unable to.
- On June 11, 2025 at approximately 6:46 pm, Security Officer Adam Nuhu, while on patrol, was contacted by a resident regarding a black bear in his back yard. The bear jumped over his fence. The Security Officer informed the neighboring residents to stay vigilant. The Security Officer could not find the black bear.
- On June 12, 2025 at approximately 5:22 pm, Security Officer Adam Nuhu, while on patrol, was flagged down by a resident. The resident reported an ongoing issue at a care home. The residents stated that he visits his wife at this home but was denied entry by the caregivers. The caregivers stated to the Security Officer that this was the third time the resident has visited his wife, and each time he has wanted to take her home, which is not permitted.
- On June 13, 2025 at approximately 8:00 am, Security Officer John Meno, while on patrol, received a call from a resident. The resident stated that there is a male wearing a reflective vest walking around and looking at neighbors' yards. The resident stated she could not see a vehicle or logo on the individual. The Security Officer was able to talk with the person, and the person stated he works for Woden. The person was gathering information on buried cables. The person's company was contracted by a fiber optic company.
- On June 13, 2025 at approximately 12:01 pm, Security Officer John Meno, while on patrol, received a call from a resident stating there is a loose dog at said location. The resident stated the dog was aggressive. The Security Officer attempted to locate the loose dog but could not locate the dog. While the Security Officer was searching for the loose dog, the resident called him back and stated the loose dog belonged to the new neighbors, and the dog is home.
- On June 13, 2025 at approximately 6:13 pm, located at Allen Park. Security Officer Adam Nuhu, while on patrol, was flagged down by a resident. The resident stated that there are young individuals riding in said location. The Security Officer informed the individuals that riding is prohibited and a violation. The persons immediately left. The Security Officer patrolled the surrounding area to make sure they had left.
- On June 16, 2025 at approximately 12:20 am, Security Officer Dontre Matlock, while on patrol, received a call from a resident. The Resident stated that one of her neighbors was shouting and had a party, and it woke them up. The resident stated that this has been a reoccurring issue with the neighbors. The resident is not sure of the exact location. The Security Officer patrolled the surrounding area and could not hear any noises or signs of a get together. The Security Officer will continue doing patrols around the surrounding area.
- On June 16, 2025 at approximately 11:42 am, Security Officer John Meno, while on patrol, observed a white Ford F-150 parked on the roadside for over 72 hours. No Plate or Temp.
- On June 16, 2025 at approximately 10:37 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 phone number on file is no longer in service. The garage door was not secured.
- On June 16, 2025 at approximately 2:51 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident regarding a solicitor going door to door. The Security Officer approached the solicitor and informed him that there is no soliciting in Fairwood Green HOA community. The person apologized and left.

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 PI SE then SE Fairwood Blvd.

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

- 6-5-25 - 2:00PM – 6:00PM: 1400-1500 hrs. Traffic emphasis 15400 block SE Fairwood Blvd. 1500-1630 hrs. Area check including vehicles parked near stop signs. No violations were observed in the reported areas. 1630-1730 hrs. Traffic emphasis SE 175 pl/ 155 Ave SE. 1730-1800 hrs. Area check. 1800 hrs. Out of service.
- 6-10-25 - 2:00PM – 6:00PM: 1400-1545 hrs. Area check of neighborhood. 1545-1630 hrs. Traffic emphasis SE 175 pl/ 155 Ave SE. 1 warning for speeding. 1630-1730 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1730-1800 hrs. Traffic emphasis 14700 blk. SE 172 pl. 1800 hrs. Out of service.
- 6-12 -25 - 2:00PM – 6:00PM: 1400-1500 hrs. Area check. 1500-1600 hrs. Traffic emphasis 14500 blk. SE Fairwood Blvd. 1600-1700 hrs. Area check. 1700-1800 hrs. Assist at family care home with husband of resident who was refusing to leave. 1800 hrs. Out of service. Thanks for the work.
- 6-17-25 - 12:00PM – 4:00PM: 1200-1300 hrs. Traffic emphasis 15200 SE Fairwood Blvd. 1300-1400 hrs. Area check. 1400-1500 hrs. Traffic emphasis 14700 block SE 172 pl. 1 warning for speeding. 1 warning for driving while on a device. 1500-1600 hrs. Area check. 1600 hrs. Out of service.

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

- 5-26-25 – 8:00AM – 12:00PM: 0800-0900 Area check 15000 block of SE Fairwood. Checked in with security. 0800-0900 Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd. 1000-1100 Stop sign enforcement and area check SE Fairwood & 148th Ave se near Fairwood elementary. 1100-1200 Speed enforcement and area check Fairwood Blvd & 145th Ave SE. Traffic stop on a black Toyota Pickup for speeding into neighborhood driving 32 mph in 25 mph zone. Driver was teenage resident of the neighborhood. I impressed upon him the importance of driving slowly through the neighborhood especially on a holiday weekend with it raining outside. He was given a warning on scene.
- 6-2-2025 – 6:00AM – 10:00AM: 0600-0700 Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd. 0700-0800. Stop sign enforcement and check SE Fairwood & 148th Ave se near Fairwood elementary. 0800-0900 Area check for cars parked too close to the stop sign. SE 172nd & 161st Ave SE. Two vehicles, Subaru Outback and Mazda 6 parked within 30 feet of the stop sign. Owners both staying at in a shared residence among coworkers. Drivers moved vehicles beyond the 30 feet. I explained to them their vehicles will be ticketed if the issue continues. SE 173rd & 156th Ave SE. blue Hyundai Sonata parked within 30 feet of the stop sign. Vehicle also has expired tabs over a year old. The expired tabs allow us to impound the vehicle. Vehicle is parked in front of. I attempted to make contact with homeowners there but no answer at the door. Vehicle is registered out of Tacoma. In an attempt to give homeowners, the chance to move the vehicle if it does belong to them, I am placing a 24-hour impound notice on the vehicle. If the vehicle is not moved away from the stop sign and off of the public street with the expired tabs, it will be impounded. 0900-1000 SE Fairwood & 145th Ave SE Speed enforcement . Traffic stop on silver Toyota Matrix. Vehicle was driving 9 mph over the speed limit. When stopped, driver understood why he was stopped and apologized before explaining he was having a medical emergency and needed to get home. He was released with a warning.
- 6-9-2025 – 6:00AM – 10:00AM: 0600-0700 Area check 15000 block of SE Fairwood. Checked in with security. 0700-0800 Stop sign enforcement and area check 156th Ave SE & SE Fairwood Blvd. 0800-0900. Per HOA, Possible abandoned vehicle at. White pickup plate. The vehicle is registered to the address. The tabs are up to date. I spoke with owners on scene of the vehicle who also expressed the vehicle is not abandoned and showed their active registration. Area check and stop sign enforcement Fairwood & 148th Ave se near Fairwood elementary. Stopped by resident who had questions about solicitors. He was concerned about the validity of the solicitors. I expressed to him a recent contact I had with a solicitor here a few days ago where the solicitor provided his credentials. This seemed to ease the resident's mind 0900-1000 Speed enforcement 145th Ave SE & SE Fairwood near Allen park.

Pacific Coast Security – Contract Oversight:

- FGHA Security Subcommittee completed Security Request for Quote activities
 - o Nine (9) vendors responded, six (6) vendors submitted RFQ packages.
 - o Security subcommittee winnowed potentials down to three (3):
 - Allied Universal Security

- Pacific Coast Security
- Prostica Security
- **Unanimous Subcommittee Recommendation - Pacific Coast Security**
 - 2.36% Increase Over Last Year
 - Locally Owned and Operated Company with Time Proven Performance
 - They Pay competitive Yet Livable Wage to Officers
 - Contract Includes a New Hybrid SUV Patrol Vehicle to Reduce Fuel Costs

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. Gathering bids to repair before fiscal year ends
- One of the flood lights behind the North monument needs replaced.

Allen Park

- Our parks are for Fairwood Green's residents and their guests.
- Vehicles should be parked on the correct side of the street and off the sidewalks.
- 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!

Play Equipment Replacement

- Volunteers cut, sanded, primed, painted, and installed new boards on the relocated table.
- Two benches have been ordered and will be installed in July alongside the play area.
- Volunteers will be needed for assembly and installation.

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.
- A volunteer touched up the paint on the courts.

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.

Holiday Lights

- Lights to replace the ones stolen from the entrance this year will be ordered in July.

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

Garage Sale July 11-13

Aug 3, 10, 17, 24 Concert Series in Allen Park

Sep 7 Last Splash Family Fun Day/Community Picnic in Allen Park

External Affairs: Brian Davisson

Fairwood Methodist Church is still hosting Asylum seekers.

I'll be on vacation 6/21 - 7/2 and will not be able to attend the June 2025 meeting.

Vehicle Monitoring Committee: Bernell Zorn

As summer heats up and our community becomes even more active, your HOA Vehicle Committee would like to share a few important **seasonal safety tips and reminders** to help keep our roads and neighborhoods safe, clean, and accessible for everyone:

Drive Carefully

- Kids are out of school, and families are walking, biking, and playing more often. Please **slow down**, especially near intersections, crosswalks, and playground areas.
- Be mindful of **posted speed limits** and watch for pedestrians at all hours.

Park Responsibly

- Avoid blocking sidewalks, fire hydrants, and access to mailboxes. Improper parking can pose safety risks and create frustration for neighbors.
- Commercial vehicles and trailers must comply with HOA guidelines—please ensure you're parked legally and within policy.

Keep Vehicles Maintained

- Summer heat can affect tire pressure and battery life. Regular maintenance not only extends vehicle life but also helps prevent breakdowns or leaks on our shared roadways.
- Avoid oil or fluid leaks that can damage driveways and streets.

Secure Belongings

- Do not leave valuables visible in your vehicle.
- Keep your vehicle locked at all times and park in well-lit areas when possible.

Be a Good Neighbor

- If you notice a vehicle that may be in violation or a safety concern, please report it through the HOA portal or contact the Vehicle Committee directly. We're here to **educate first and enforce only when necessary**.

Vehicle tracking report:

The report contains **33 recorded entries** of vehicle violations observed within the HOA community in 2025. All identifiable names and addresses have been removed for privacy.

Key Insights:

- **Total Violations Logged:** 33
- **Unique Violation Types:** 15
- **Most Frequent Violations:**
 - Commercial Veh: 9
 - Commercial Veh (misspelled): 3
 - Commercial Cargo Van: 3
 - Chronic - Commercial Veh: 3
 - Nuisance Vehicle: 3

Status Summary:

- **Violations Marked as "Compliant," "Closed," or "Gone":** 22
These cases appear to have been resolved or dismissed following inspections or appeals.
- **Cases with "Past Due" Cure Dates:** 2
These represent continued non-compliance or overdue corrective actions.

Observations:

- Many entries include multiple vehicles per violation, and common themes involve **commercial vans** and **repeat offenses**.
- A significant number of action notes reference **appeals, waivers of fines, or follow-up letters**.

Communications Committee: Barbara Young

Newsletter ready and going out with HOA Dues letter to all homeowners.

Active Work

- **Security Contract Renewal: MOTION:** To approve the proposal for security services from Pacific Coast Security. **Second:** Yes. **Discussion:** Yes. **Vote:** 5-Yes, 0-No. **MOTION CARRIED. Minutes approved.**
- **2025-26 Budget Preparation:** The Board discussed the preliminary budget provided by the Treasurer. Any questions to be sent to Treasurer.
- **Board Nominations:** The Board is seeking nominations for open board positions. If you are interested in serving on the Board of Directors for Fairwood Greens HOA, please email a brief biography about yourself to contact@fairwoodgreens.org. Voting will be conducted at the annual meeting in September. All homeowners are welcome to submit their name for nomination.

The meeting adjourned at 8:05 p.m. The next meeting will be held on **Tuesday, July 22, 2025**, and will begin at **7:00 p.m.** There is a regional swim meet at the Fairwood Golf & Country club on this day, please plan accordingly as parking will be limited.