

**Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
April 22, 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. Two homeowners attended the meeting.

Government/Guest Reports to the Board

Renton Regional Fire Authority – Fire Chief Robby Hyslop discussed the importance of preventing distracted driving. He suggests keeping cell phones in the glove compartment during driving, if you are feeling tempted to look at your phone. For the month of March, there were 1700 calls responded to. 7 of which were significant medical calls, 4 were significant fire calls.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the March 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 cause of the house fires that occurred a few months ago. Steve addressed this question, it is unknown what caused the fires, speculation is either a space heater was left on or there was old electrical wiring. Another homeowner asked homeowners to be aware of potential scams at the Fred Meyer parking lot, where homeowners have reported being followed home by suspicious people.

Executive Committee: Lisa Lord

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

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.
- Overgrowth of vegetation on sidewalks.
- Mind traffic speed. All of Fairwood Greens is 25 MPH

Be advised that FGHA has only one official Social Media page on Facebook, 'Fairwood Greens Homeowners' Association News Group'. This site is for posting news and information regarding Fairwood Greens from the Board of Trustees. Should you have a question or concern, contact us directly at contact@fairwoodgreens.org. FGHA has NO social media presence on other sites such as Instagram, TikTok 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 - March

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 15,135	\$ 4,520
Total Income	\$ 71,364	\$ 60,748
Expenses		
Security	\$ 38,589	\$ 38,991
Common Properties	\$ 3,632	\$ 4,408
Special Events/Community	\$ 130	\$ 1,667
Utilities	\$ 114	\$ 1,340
Office	\$ 203	\$ 3,470
Professional Fees	\$ 8,174	\$ 8,462
Other	\$ 2,000	\$2,000
Total Expenses	\$ 52,842	\$ 60,338
Net Income/Loss	\$ 18,522	\$ 410

**Year to Date Income and Expense Report
(September 1, 2024 to March 31, 2025)**

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 371,860	\$ 371,860
Other Income	\$ 46,003	\$ 31,640
Total Income	\$ 417,863	\$ 403,500
Expenses		
Security	\$ 264,726	\$ 271,593
Common Properties	\$ 22,545	\$ 30,856
Special Events/Community	\$ 438	\$ 11,669
Utilities	\$ 8,824	\$ 9,340
Office	\$ 11,318	\$ 12,290
Professional Fees	\$ 66,941	\$ 64,834
Other	\$ 14,000	\$ 14,000
Total Expenses	\$ 388,792	\$ 414,582
Net Income/Loss	\$ 29,071	\$ (11,082)

Balance Sheet as of March 31, 2025

Total Assets	\$ 488,026
Total Liabilities	\$ 261,980
Total Equity	\$ 226,046

Fairwood Greens Homeowners' Association**Special Assessment Expenses and Income Report - Allen & Toddler Park****12/1/23 to 3/31/25**

Special Assessment Balance	
Accrued Income	\$ 532,500.00
Actual Income	\$ 529,305.00
Expenses	\$ 320,831.69
Balance	\$ 208,473.31

Finance Committee Goals

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

April 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 in progress.
- Office manager and I completed biannual proactively “smilin and dialin” outreach to 140 homeowners who are past due with Jan 2025 HOA dues. Out of 140, 1 homeowner is being sent to collections.

Legal Committee: Jim Canterbury

- Discussion on several Liens / Collection Judgments / Payment Plans.
- Discussion regarding the Fence on #13 Fairway of the Golf Course.
- Discuss RCW 64.38.045 – Property of Association – Effective until January 1, 2028.

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

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

Property Maintenance Committee: Brian Schanz

Spring has arrived! It's also the time of year again to take action on removing moss from driveways, sidewalks, roofs, and landscape as moss is best killed while its actively growing. For the safety of our community be sure to keep sidewalks clear of leaves, low hanging branches and debris. Trees and shrubs should be kept pruned so they don't encroach sidewalks, interfere with light from lampposts and prevent visibility of pedestrians or traffic at intersections.

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

Complete Rules and Regulations are available on our website. www.fairwoodgreens.org

Friendly reminders

- Vehicles, trailers, RV's and boats are not to be stored in your yard or at the side of your house.

- Please clean up after your pets. Take your pet waste home. Be kind to your neighbors and do not place animal waste in cans that are not yours.
- Dogs must be on leash in public and common areas.
- Trash, Recycle and Yard Waste cans are to be placed out of view within 24 hours after pick-up day.
- **Sidewalks** in need of repair please contact the King County Road Department
 - King County Road Dept. 24/7 helpline: 206-477-8100 or 800-527-6237
<https://kingcounty.gov/en/dept/local-services/transit-transportation-roads/roads-and-bridges/road-services/maintenance>
- **Streetlight out please contact PSE**
 - 1-888-225-5773 or email: customercare@pse.com
- Person a **water leak** please contact Cedar River Water and Sewer
 - Office 425-255-6370, Email - custsvc@crwsd.com
- Washington State Pest Management Association
 - Consumer Feed Back Form – Reporting Unethical Sales Practices
 - https://www.wspma.com/aws/WSPMA/input_form/display_form_01_show?form_no=19&host=retain&contact_id=3512870

Inspection Summary Report March 25, 2025 – April 22, 2025

Properties

Number of Properties with Violations	3
Total Violations	3
2nd Violation	3

Violation Categories

Rules & Regulations - Commercial Vehicles	3
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Greeter's Report: 14 new homeowners are being contacted for greetings.

Architectural Control Committee: Mark Powell

23 March 2025 to 19 April 2025

24 Approved Projects

- 6 Roof repair/replace
- 2 Fence
- 4 Exterior paint
- 1 Driveway/front entry replace
- 3 Landscaping
- 2 Windows/doors replace
- 2 Sheds
- 1 Garage medications
- 1 Deck
- 2 Siding

1 Unapproved Projects

- Fence – did not meet rules & regulations

0 ACC violations

1 Enquiries for guidance/clarification of rules/guidelines

- Approved roof shingles

Misc.

- ACC form submittal through HOALife functional and available.

- Exterior Electric Vehicle Charging Station installations require an approved ACC form.
- All exterior projects require an approved ACC form to be in place prior to start of projects. Includes driveway replacements. Failure to do so will result in fines.
- For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start. Phone 425-902-6994
- Please allow 4 weeks in advance of your exterior projects to submit ACC forms for review and approval. Our goal is to turn them around quickly, depending on follow up questions or inspections
- Dumpsters, Storage pods, and Porta Potties on driveways or properties for longer than 72 hours require an approval from FGHA to avoid violation notices.
- Setbacks – FGHA and King County Code require minimum 5-foot setbacks for all structures in side yards, backyards and front yards. Be sure your projects are in compliance.
- If exterior landscaping projects near natural streams (Madsen Creek and tributaries) are situated within the 65-foot critical natural area buffer along the streams, these projects MUST apply and be granted permits from King County Permitting and WA State Dept of Wildlife & Fish, before FGHA ACC approval will be granted.
- Shed projects that have electricity and/or water installed become “habitable” and will require King County Permits to be legal. Shed projects must comply with ACC R&R and Guidelines.

ACC Goals

1. Continue timely ACC form submittal review turn around.
2. Review and evaluate solar shingle market offerings.
3. Migration of additional ACC submittal process to HOALife application completed.

Security Committee: Steven Jackson

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

	April 2025 Total	March 19 - March 25	March 26 - Apr 1	April 2 - April 8	April 9 - April 15
Abandon Vehicles	5	2	1	2	
Vehicle Parking Violations	4	1			3
Alarm Calls Home/Vehicle	1		1		
Loose Dog / Animal issue	3		1	2	
Noise Complaints	1				1
Open Garages	21	7	2	8	4
Solicitors	6	1	1	3	1
Vacation Checks (Average per Shift)	12.3	14	15	9	11
Vehicle Vandalism	1	1			
Neighborhood Dispute	1			1	
Suspicious Person / Action	6		5		1

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

- On March 20, 2025 at approximately 1:49 pm, Security Officer John Meno, while on patrol observed a gray Mercedes GLE 350 parked on the sidewalk.
- On March 20, 2025 at approximately 3:16 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident, complaining about a blue walker parked on the side of the road and has been there for five days. The

resident stated that it is causing danger at night for pedestrians to cross the sidewalk because it is not visible at night.

- On March 21, 2025 at approximately 11:32 am, Security Officer John Meno, while on patrol, received a phone call from a resident that resides at said location. The resident stated that someone had tried to break in and or steal her gray Kia Forte that was parked in her driveway. The resident does not know what time this may have occurred. The resident stated that she had called the King County Sheriff department. Nothing was stolen, just the handle on her car was damaged.
- On March 21, 2025 at approximately 3:44 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident that resides at said location. The resident stated that there was a suspicious person soliciting. The person was a male, mid 30's, 5'8" tall, wearing a yellow vest and had black shoes on.
- On March 21, 2025 at approximately 11:00 am, Security Officer John Meno, while on patrol observed a gray Ford Econoline 150 Van parked on the roadside for over 72 hours.
- On March 21, 2025 at approximately 2:35 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 March 21, 2025 at approximately 8:02 pm, Security Officer Adam Nuhu, 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 March 23, 2025 at approximately 4:01 pm, Security Officer Lisa Ndirangu, while on patrol, received a phone call stating there were some kids dangerously driving motorcycles around Allen Park, and requested the Security Officer to go to the location and try to get an address from the kids to find out where they lived. The Security Officer went to the location and found two boys riding motorcycles. The Security Officer stopped them and asked if they were from the neighborhood? One boy said "yes" and the other said "No". The Security Officer informed the two boys not to ride their motorcycles dangerously. One boy stated his name and lived at.
- On March 23, 2025 at approximately 1:02 pm, located at SE 170th St. Security Officer Rodney Gilispee, while on patrol, received a call from a resident, complaining of a late model cream color F-150, with no license plate. This vehicle has been parked inside the cul-de-sac for about two weeks. The resident stated that it impedes commercial vehicles, garbage trucks, sweepers and delivery trucks, and the neighbors want it removed.
- On March 23, 2025 at approximately 1:02 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 March 25, 2025 at approximately 2:39 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 March 25, 2025 at approximately 10:27 pm, Security Officer Lisa Ndirangu, 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 March 25, 2025 at approximately 10:50 pm, Security Officer Lisa Ndirangu, 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 March 25, 2025 at approximately 10:58 pm, Security Officer Lisa Ndirangu, 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 March 26, 2025 at approximately 4:16 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a concerned resident. The resident said that there has been a gray Ford truck parked by her yard for more than three weeks now. The resident has reported this in the past.
- On March 27, 2025 at approximately 11:29 pm, Security Officer Dontre Matlock, 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 March 28, 2025 at approximately 12:34 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 26, 2025 at approximately 1:13 pm, Security Officer John Meno, while on patrol, was flagged down by a resident, reporting that there were two dogs running around loose at said location. The resident tried to lead the

dogs back into the backyard, using the side gate at said location. A few seconds later the homeowner came out of the home and took control of her dogs.

- On March 26, 2025 at approximately 3:17 pm, Security Officer Adam Nuhu, while on patrol, received a call from a concerned resident. The resident stated that his neighbor's alarm on his vehicle was going off. The Security Officer went to said location and was able to notify the resident by phone about the situation. The resident stated that he was on his way to take care of it.
- On March 26, 2025 at approximately 10:33 pm, Security Officer Lisa Ndirangu, while on patrol, received a call from a concerned resident. The resident stated that there was a white Mustang with blue stripes parked in front of said location. The resident stated that there were two men that got out of the car with a big black bag, a flashlight, and something else that the resident could not see. The Security Officer arrived at said location and the vehicle was there, but sign of the persons. The resident showed the Security Officer the CCTV footage. The Security Officer attempted to call "Tony" but there was no response. The Security Officer told the concerned resident that she will continue to patrol and keep an eye out for the persons.
- On March 27, 2025 at approximately 10:47 pm, Security Officer Dontre Matlock, while on patrol, received a call from a concerned resident. The resident stated that there was someone going through her garbage at said location, then proceeded to leave the location pushing his bicycle up the hill towards East on 171st Pl. The Security Officer was able to make contact with the person. The person refused to give a name and refused to answer any of the Security Officer Questions. The person admitted going through the garbage at said location, he was collecting aluminum cans. The person stated that he only goes through the garbage on the street, and since the garbage bins are on the public sidewalk or street, he has a legal right to do so. The Person immediately started heading toward the South East exit of Fairwood Greens, going through garbage bins on his way towards the exit. Person was a slim male, wearing a dark hoodie, blue jeans, and approximately 5'10" in height
- On March 29, 2025 at approximately 4:16 am, Security Officer Dontre Matlock, while on patrol, received a phone call from a concerned resident. The resident stated that he saw a suspicious person walking around his truck, looking through the windows. The person took off without taking anything, and headed towards Fairwood Blvd. The only description the Security Officer received was the person was dressed all in black. The resident had the same vehicle broken into and robbed several months ago. The Security Officer drove around the location and patrolled the area and was not able to locate the person.
- On March 30, 2025 at approximately 11:15 am, Security Officer Rodney Gillespie, while on patrol, received a call from a concerned resident. The resident did not want to give her name or her address. The Resident was walking her dog and spotted two males wearing yellow vests, going door to door dropping off business cards. The resident called Security Officer Rodney Gillispie and reported the persons. The Security Officer was able to make contact with the persons. The Security Officer told him there is no soliciting in the Fairwood Greens HOA. The person stated he would leave. (The Security Officer put this on two separate reports)
- On March 31, 2025 at approximately 4:29 pm, Security Officer Lisa Ndirangu, while on patrol, received a call from a concerned resident. The resident stated that there was a male carrying a brown bag walking around the said location. The Security Officer went to the said location and could not locate the person. The resident could not give a description of the person. The Security Officer stated to the resident if they see the person again to call the security number, and the Security Officer will keep a look out for the person on the routine patrol.
- On April 1, 2025 at approximately 12:12 am, Security Officer Dontre Matlock, while on patrol, received a phone call from a concerned resident. The resident stated that there was a black two door Infiniti parked in front of his home early in the afternoon. After some time went by, the resident attempted to approach the person. The person then drove off and the resident has not seen them since, until approximately 12:12 pm. The person in the same vehicle parked in front of the resident's home again. This is when the resident decided to call Security. The Security Officer arrived at said location and observed two people in the vehicle. The driver was talking to a passenger, who sounded like a male. The Security Officer sat and watched for about thirty minutes and the car had not moved. The Security Officer continued to patrol the surrounding area and came back to the location and the person had left.
- On April 2, 2025 at approximately 11:52 pm, Security Officer Lisa Ndirangu, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident by phone, rang the doorbell, and the resident did not respond. The garage door was not secured.

- On April 4, 2025 at approximately 12:25 am, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident by phone, and the resident did not respond, and the garage door was not secured.
- On April 5, 2025 at approximately 3:22 am, located at Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- On April 4, 2025 at approximately 11:03 pm, Security Officer Dontre Matlock, while on patrol, received a phone call from a concerned resident. The resident reported that their neighbors at said location, have their dogs in the back yard, and the dogs were barking NON - STOP. The Security Officer attempted to contact the owner of the dogs, but the resident did not answer the phone or the front door.
- On April 4, 2025 at approximately 12:02 pm, Security Officer John Meno, while on patrol, received a phone call from the HOA president, and she stated that there were two female solicitors going door to door dropping off business cards. The Security Officer was able to make contact with the two persons and informed them that they can solicit in Fairwood Greens HOA. The two females said okay and proceeded to walk out of the neighborhood. The Security Officer followed them until they were out of the neighborhood. The first female person was about 5'3" tall, wearing green pants, gray shoes, black hoodie and has black hair, medium build. The second female person was about 5'3" tall, wearing gray pants, black shoes, a brown shirt, black sweater, and had black hair.
- On April 4, 2025 at approximately 1:46 pm, Security Officer John Meno, while on patrol, received a phone call from a homeowner regarding a solicitor knocking on doors wearing all black. The Security Officer was able to catch up with the person off site and stated that there is no soliciting in the Fairwood Green HOA. The person said okay and would head back to his car that is parked at Allen Park. The person was a male about 5'7" tall, red curly hair, wearing a black jacket, black pants, a gray shirt, green and black hat, with green and black shoes. The Security Officer followed the person onto 143rd Ave SE, then onto SE 165th St, where his boss picked him up.
- April 4, 2025 at approximately 2:42 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident complaining about a white Ford 150 parked at the side of the corner in the cul-de-sac with no license plate. The resident stated the truck belongs to the resident that resides at. This truck has been parked there for six weeks, making it difficult for the trash driver to move around to clean the road or pick up garbage. The Security Officer went and talked to the resident at this location, and they stated that the truck was not theirs. The Security Officer informed the resident that called on this issue and let them know that the truck does not belong to the resident they said.
- On April 4, 2025 at approximately 8:59 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident. The resident stated that there has been a long-time dispute with her neighbor at said location. The person a while ago, has thrown peas in the residents backyard and shouted, "go back to where you came from". The resident stated that she did not respond and went back into her home peacefully. On this date the person called the resident and started saying bad things to the resident. The resident hung up the phone. The resident stated that she thinks the person is having a hard time since the person's husband died, and the person's son moved away recently. The resident tried to contact the person's son to inform him about all what was going on, and he did not respond. After a few minutes the person's son called back and was very apologetic and said he would take care of the situation.
- On April 5, 2025 at approximately 6:15 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident, stating that there is an abandoned and potential stolen vehicle parked at the corner circle near the intersection of 158th Pl SE. The Vehicle is a white Elantra. Upon further investigation, a resident that lives around the said location informed the Security Officer that the vehicle belongs to one of the individuals residing at. The owner of the car has been informed and agreed to move the car.
- On April 6, 2025 at approximately 1:26 am, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident by phone, and the resident did not respond. The garage door was not secured.
- On April 6, 2025 at approximately 2:45 am, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident by phone, and the resident did not respond. The garage door was not secured.

- On April 7, 2025, at approximately 12:56 am, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident by phone, but there was no phone number listed. The garage door was not secured.
- On April 7, 2025 at approximately 11:19 am, at the end of the Cul de Sac, Security Officer John Meno received a call regarding a white Ford 150 truck with no plates, parked in the Cul de sac. This vehicle was reported on April 4, 2025 and still has not moved. This vehicle may be stolen or abandoned.
- On April 7, 2025 at approximately 11:37 pm, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured. One of the phone numbers on the list has been disconnected.
- On April 7, 2025 at approximately 10:22 am, Security Officer John Meno, while on patrol, received a phone call from a concerned resident. The resident stated while she was walking through the park, she observed broken glass on one part of the path. The Security Officer arrived at said location and cleaned up the glass and the garbage around the basketball court.
- On April 7, 2025 at approximately 8:53 pm, Security Officer Lisa Ndirangu, while on patrol, received a phone call from a resident that resides at said location. The resident stated that her dog is missing. The dog is a Husky breed, grey, black, and white. The resident asked if anyone sees a dog that matches this description to please call her.
- On April 8, 2025 at approximately 3:11 pm, Security Officer Adam Nuhu, while on patrol, received a phone call from a resident. The resident stated that there were two solicitors knocking on residents doors. The residents described the two males, both wearing black jackets and black hats. The Security Officer responded immediately to the location and was able to catch up with the persons. After the Security Officer had a brief conversation with the persons letting them know there is no soliciting in the Fairwood Green HOA, they left the premises. The Security Officer conducted a patrol of the surrounding area to assure the solicitors had left the Fairwood Greens HOA. Which they did. The Security Officer contacted the resident and informed them that the solicitor had vacated the neighborhood.
- On April 8, 2025 at approximately 2:34 am, Security Officer Dontre Matlock, while on patrol observed the garage door open at said location. The Security Officer attempted to contact the resident by phone, and the resident did not respond. The garage door was not secured.
- On April 10, 2025 at approximately 7:14 pm, located at 159th Ave SE. Security Officer Adam Nuhu, while on patrol, received a phone call from a resident, stating that a gray truck with an RV is parked at said location. The resident stated she saw the same vehicle and RV parked on the Maple Valley Hwy a week ago. The resident found the situation suspicious.
- On April 10, 2025 at approximately 8:57 pm, Security Officer Adam Nuhu, while on patrol, received a call from a resident that resides at said location. The resident reported that an old white truck was parked in front of the resident's driveway. The resident also noticed there were tire screeches in the road and thought it may have been from the white truck. The resident approached the person, and the driver of the truck responded with verbal abuse and used profane language but eventually moved the truck. The resident expressed concern that the driver of the truck may be under the influence of some type of substance. The Security Officer arrived at said location, and was able to locate the vehicle, and approached the person. The person said he was waiting for his friend. The Security Officer informed him that he needs to move. The driver of the truck eventually moved, because the Security Officer parked in front of him waiting to move. The Security Officer later patrolled the neighborhood to make sure he had vacated the neighborhood.
- On April 11, 2025 at approximately 6:49 am, Security Officer John Meno, while on patrol observed loud construction work being done at said location. The Security Officer informed the contractor (male approximately 5'8" tall, wearing brown pants, black hoodie, and black shoes) that quiet time ends at 8:00 am. The contractor said okay and said he would stop working until 8:00 am.
- On April 11, 2025 at approximately 4:39 pm, Security Officer Adam Nuhu, while on patrol observed a solicitor going door to door handing out business cards. One person being 16 years of age, wearing a black jacket, black hat, blue trousers, and blue Jordans. The other person being 11 years of age, wearing a white top, with purple trousers. The persons were with an adult female, wearing a white top, black trousers and slippers. The female person was driving a Buick Enclave. The Security Officer informed them that there is no soliciting in the Fairwood Greens HOA. The female person stated that she was unaware of this policy. The Security Officer pointed out the "No

Soliciting” signs and asked them to leave. The Security Officer patrolled the neighborhood and the surrounding area, and they have fully vacated the premises.

- On April 11, 2025 at approximately 11:06 pm, Security Officer Dontre Matlock, while on patrol, received a phone call from a resident that resides at said location. The resident stated that there was a suspicious red pickup truck park in front of her house and has parked there multiple times in the past. The resident asked the Security Officer if he could talk to the person, meanwhile the resident turned on her lights in her house so the person could see someone was home. The Security Officer arrived at said location, and the red pickup truck had already left. The Security Officer contacted the resident and let her know that the truck had left, and he would be doing regular checks around her house.
- On April 12, 2025 at approximately 12:28 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 April 12, 2025 at approximately 10:26 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 April 13, 2025 at approximately 6:34 pm, Security Officer Abubakar Shehu, while on patrol, received a call from a resident that resides at said location. The resident stated that there was a white Ford F150 parked in front of the driveway. The truck is pretty beat up.
- On April 13, 2025 at approximately 3:23 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 garage door was not secured. The phone number on file is disconnected.
- On April 13, 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. The phone number on file is disconnected.
- On April 13, 2025 at approximately 12:43 pm, Security Officer Rodney Gillespie, while on patrol observed a “ For Sale” sign at said location, and it appears they are moving out. There is a UHAUL in the driveway.

King County Sheriff's Office

We continue off-duty KCSO patrols. We now have two officers as of April 15, 2024, each work two 4-hour shifts per week Monday thru Friday between 6 AM and 6PM. Emphasis is traffic, parking, and abandon vehicles.

Traffic emphasis is generally focused around Fairwood Elementary and 15200 SE Fairwood Blvd, 14700 SE Fairwood Blvd, SE 172nd Place/155 Ave SE, and intersection of SE 166th Street and 162nd Ave SE which goes into 160th Pl SE then SE Fairwood Blvd.

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

- 3/20 – 2:00 – 6:00 - Traffic emphasis SE Fairwood Blvd. Area check for cars parked on sidewalk. 2 trucks at, 1 truck at, 2 sedans at, 1 sedan at. 1 sedan at. Traffic emphasis SE Fairwood Blvd. Assisted lone deputy with suicidal subject- long wait for EMS response for committal to hospital.
- 3/25 – 2:00 – 6:00 - Area check of neighborhood. Located a cell phone in the street at 145th Ave SE. Located the owner and returned the phone. Traffic emphasis SE Fairwood Blvd. Area check including 2 vehicles parked on the sidewalk. Asked them to move and owners complied. Traffic emphasis SE 172 pl.
- 4/3 – 2:00 – 6:00 - Area check. Traffic emphasis SE Fairwood Blvd. Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. 1 warning for speeding. Area check.
- 4/8 - 2:00 – 6:00 - Traffic emphasis SE Fairwood Blvd. Area check. Traffic emphasis SE 166 ct/ 162 Ave SE. Traffic emphasis SE 172 pl.
- 4/10 – 2:00 – 6:00 - Area check. Traffic emphasis SE Fairwood Blvd. Area check. Assisted patrol with assault call in 16000 block SE 172. Traffic emphasis SE 175 pl/ 155 Ave SE.
- 4/15 - 2:00 – 6:00 - Traffic emphasis SE Fairwood Blvd. Area check. Traffic emphasis 172 pl SE. Area check.

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

- 3/19/25 – 6:00 – 10:00 - 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. Area check and stop sign enforcement 148th Ave SE & SE Fairwood near Fairwood elementary Area check for vehicles blocking sidewalk. 16000 block of SE Fairwood is clear of any vehicles on the sidewalk. Contacted homeowners at SE Fairwood Blvd. and advised them to move their vehicles. They cooperated.
- 3/28/25 – 10:00 – 2:00 - Checked in with security. They reported silver van abandoned in the area reported by residents. Area check 15000 block SE Fairwood Blvd. Area check and stop sign enforcement SE Fairwood Blvd & 156th Ave SE Traffic stop. Vehicle did not come to a complete stop. Silver Subaru Impreza. Driver given a verbal warning. Area check and stop sign enforcement SE Fairwood & 148th Ave SE near Fairwood Elementary. Area check for abandoned silver van . Vehicle located near 157th Ave SE & SE 168th St. Vehicle tagged with 24 impound notice. Van is silver Ford Econoline.
- 4/4/25 – 8:00 – 12:00 – Area check for abandoned vehicles SE 167 Pl & 157th Ave SE. Speed enforcement and area check 145th Ave SE & SE Fairwood Blvd. Area check and stop sign enforcement SE Fairwood & 148th Ave SE. Area check and stop sign enforcement SE Fairwood & 156th Ave SE
- 4/7/25 – 6:00 – 10:00 - Checked in with security. Area check 15000 block SE Fairwood. Stop sign enforcement and area 156th Ave SE & SE Fairwood. Area check and stop sign enforcement SE Fairwood & 148th Ave SE. Security advised me of a possible abandoned or stolen vehicle that was seen over the weekend near Se 166th Pl & 158th Pl Se white Hyundai Elantra. I located the vehicle still in the area. The vehicle is not stolen. It is registered out of Bellevue. 24 hour impound notice placed on vehicle.
- 4/9/25 – 6:00 – 10:00 - Checked in with security. Area check 15000 block of SE Fairwood. Stop sign enforcement and area check 156th Ave SE & SE Fairwood. Stop sign enforcement and area check SE Fairwood & 148th Ave SE near Fairwood Elementary. Speed enforcement SE Fairwood & 145th Ave SE near Allen Park.

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.
- Continued Request for Quote planning by completing contract content, attachment A and selection criteria. RFQ package distributed 4-21-25 with vendor inputs due 5-1-25.

Community Reminder:

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

Common Property Committee: Nathan Popovich

Contacting Common Properties

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

Entrance at Fairwood Blvd & 140th Ave SE

- ULM initialized the sprinkler system and repaired 3 sprinkler heads

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 initialized the sprinkler system and replaced several damaged heads.
- Volunteers repaired the broken yellow digger.
- Volunteers repaired a broken bench.
- In May, volunteers will remove the aged boards on the relocated picnic table and replace them.

Play Equipment Replacement

- Construction of the play equipment was completed and EWF was blown in.
- The opening was delayed 5 days due to more EWF being needed.
- 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.
- Fifteen volunteers, with the assistance of a tractor moved the old EWF chips (~40 yards) that had been piled in the previous swings location and dispersed them along the North fence, both sides of the North entrance, and along the South East entrance
- Three volunteers installed the replacement adjustable basketball hoop. The quote to install the hoop was \$3,000.
- An additional sprinkler is needed to cover the area the prior swing sets had been located. Volunteers dug 60 feet of trench and installed a new line and sprinkler head to cover the area that was not covered.
- Sod is scheduled to be installed where the old swing sets were located and along the remaining digger the last week of April.
- We are looking into adding a few more benches on the West and North side of the play equipment.
- The playground and the basketball court have been getting lots of use.

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, Attn: Cul-de-sacs
- Communications now ensure things are budgeted appropriately for next year.
- Homeowner volunteers are critical to accomplishing more while maintaining minimal financial impact.

- Volunteers allow the association to improve 3-4 cul-de-sacs for the cost of doing one with a landscaping service. The association has 26.

Flags

- Volunteers needed May 10th 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 removed, replaced, and appropriately disposed of the old flags this month. Thank you!
- Volunteers will repaint the caps on some of the poles to clean them up.

Volunteer Opportunities/Open Actions

- May 10th, 2025 at 9:00am - Putting new flags on poles and putting up flags (9 volunteers needed)
- 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

Awarded \$2,000 through the Alan Painter Grant. This will be applied to the Last Splash event.

As a cost savings measure, communications for All Special Events throughout this year will be done electronically. The Last Splash event will not have giveaways for this year. The cost savings for this is approximately just under \$4,000.

External Affairs: Brian Davisson

Election day

Tuesday - 4/22/2025

Ballot drop boxes

Return your ballot to a ballot drop box, no stamp required. Your ballot must be returned to a ballot drop box by 8 p.m. on Election Day. Plan ahead to avoid lines.

Vote Centers

Vote Centers are available to voters who need assistance completing their ballot. Trained staff and specialized equipment are available to help voters with disabilities cast a private, independent ballot.

Contact King County Elections
Email: elections@kingcounty.gov
Phone: 206-296-VOTE (8683)

Scouts Assistance with Flag replacement Monday 4/28/2025

7pm - 8:30pm Scouts will be meeting at the shed at Allen park to remove, retire and replace the old flags on the flag poles.

Vehicle Monitoring Committee: Bernell Zorn

As spring blooms around us, it's time for our monthly parking and vehicle-related updates. Please take a moment to review these important reminders and violation updates:

Key Reminders

- **Do Not Park on Sidewalks**
Parking on sidewalks—especially near Spanish Hill—remains a concern. This creates safety hazards for pedestrians and risks damaging public walkways. Please ensure your vehicle is parked fully off the sidewalk at all times.
 - **Commercial Vehicles in the Neighborhood**
We've noticed an increase in commercial vehicles throughout the community. If you own or operate one, please ensure you're following all HOA guidelines. Keeping streets clear of oversized or unauthorized commercial vehicles maintains our neighborhood's appearance and accessibility.
 - **RV & Trailer Parking**
As camping season gets underway, please follow all HOA rules regarding the parking of RVs and trailers. If you need to park one temporarily beyond the allowed time, remember to request a **variance in advance**.
 - **Stay 5 Feet Away from Driveways**
Per Washington State RCW, vehicles must be parked at least **five (5) feet** away from any residential driveway. Blocking driveways not only causes inconvenience but may also lead to citations if reported to law enforcement.
-

Violation Update for Homeowners

1. **Five vehicle violations** were reported in April, all involving commercial vehicles in residential areas.
2. **Multiple vehicles** were involved in several of these cases, suggesting ongoing use of residential property for business purposes.
3. **Three violations** were tied to construction-related vans, such as cargo or high-roof vans displaying business logos.
4. **Two cases** went through the appeal process:
 - One resulted in a **suspension of enforcement**.
 - The other was marked **"FINAL APPEAL COMPLETE"** and is now subject to a **\$150/day fine** if not resolved.
5. **One violation has been resolved and closed**—the commercial vehicle was confirmed removed.
6. A **chronic violator** has resurfaced after a previous appeal; **enforcement has resumed**.

Communications Committee: Barbara Young

This year we will not be sending post card reminders for the garage sale, summer concerts or Last Splash. We will instead utilize the biannual newsletter, HOA website and HOA Facebook page.

Active Work

- **Greeter Duties** – The Board discussed the role of the Association's Greeter. In the past, this role was contracted out. The Board of Directors have taken on the role in a cost-saving measure, alternating members to take on the

greeting tasks. There have been many instances where new homeowners are contacted for greeting and no response has been received. The Board agrees that in those instances, the Association's homeowner binder will be dropped off on the doorstep.

- **Nomination Committee** – The Board discussed the role of the nomination committee for the upcoming Annual meeting. The President is in the process of selecting board members for the nomination committee.

The meeting adjourned at 8:00 p.m. The next meeting will be held on Tuesday, **May 27, 2025**, and will begin at **7:00 p.m.**