

**Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
October 22, 2024**

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, and Barbara Young. Bernell Zorn was absent. Three homeowners attended the meeting.

Government/Guest Reports to the Board

King County Sheriff's Department – Deputy Sam Shirley

Officer Shirley stated that FGHA remains a low-crime area in King County and that it has been a good month over-all. As the cool weather approaches, he advised members of the community to be mindful when warming up their cars in driveways, and to not leave cars unattended for risk of carjacking. Officer Shirley also advised that during holiday shopping, do not leave shopping bags in sight in vehicles while parked in parking lots. He reminded homeowners to bring in their packages as soon as possible to avoid "porch pirates". Additionally, Officer Shirley spoke about a gun that was recently found on a park bench in a nearby park (not within the Fairwood Greens HOA), he advised homeowners to be aware of their surroundings while in our parks. Lastly, he spoke about an event where a homeowner was followed home and approached by a person selling gold jewelry. He advises homeowners to quickly shut down suspicious people and do not engage in lengthy conversations.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the August Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED. Minutes approved.**

Review of Annual Calendar: Jim Canterbury

Homeowner Comments

The Board always welcome 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.***

Homeowners commented on the election process for the Board of Directors, specifically what it means to qualify as a member of the Homeowners' Association. Homeowners also thanked the Board for their service.

Executive Committee: Lisa Lord

Welcome two new Trustees to Fairwood Greens Homeowners Association: Brian Davisson and Bernell Zorn.

Welcome returning Trustee: Jim Canterbury. Thank you for your continued service to the community.
Thank you to Bonnie Lyon and Joe Krumbach for your service to the community.

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

These issues receive the highest complaints among homeowners.

- Monitor your pets! Keep dogs on leashes throughout the community and particularly within our parks and remove feces to your own trash receptacle.
- Keep pathways clear. Do not park on sidewalks.
- Mind traffic speed. All of Fairwood Greens is 25 MPH
- Keep storm drains clean

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 - September

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 50,794	\$ 50,794
Other Income	\$ 8,810	\$ 4,520
Total Income	\$ 59,604	\$ 55,314
Expenses		
Security	\$ 34,995	\$ 38,655
Common Properties	\$ 2,983	\$ 4,408
Special Events/Community	\$ 203	\$ 1,667
Utilities	\$ 7,760	\$ 1,300
Office	\$ 1,356	\$ 1,470
Professional Fees	\$ 8,404	\$ 8,462
Other	\$ 2,000	\$2,000
Total Expenses	\$ 57,701	\$ 57,962
Net Income/Loss	\$ 1,903	\$ (2,648)

**Year to Date Income and Expense Report
(September 1, 2024 to September 30, 2024)**

	Actual	Budget
Revenues		
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Other	\$ 2,000	\$2,000

Total Expenses	\$ 57,701	\$ 57,962
Net Income/Loss	\$ 1,903	\$ (2,648)

Balance Sheet as of September 30, 2024

Total Assets	\$ 575,963
Total Liabilities	\$ 189,543
Total Equity	\$ 386,420

Fairwood Greens Homeowners' Association				
Special Assessment Expenses and Income Report - Allen & Toddler Park				
12/1/23 to 10/18/24				
		Special Assessment Balance		
		Accrued Income	\$ 532,500.00	
		Actual Income	\$ 521,140.00	
		Expenses	\$ 196,904.00	
		Balance	\$ 324,236.00	

Finance Committee Goals

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

Sept & October Activities -

- Preliminary 2024-2025 budget approved and finalized by FGHA homeowners.
- Completed vigorous outbound calling and outreach campaign to approx. 120 homeowners who are past due on July dues and special assessment.
- Ongoing monitoring of Parks special assessment budget and projects
- Making progress on Account Receivables clean up and resolution of homeowner outstanding balances.
- Initiated 2023-2024 audit process.

Legal Committee: Jim Canterbury

- Discussed several payment and collection plans
- Discussions on Pickel Ball court noise, errantly hit balls and location.
- 3. Discuss Fiduciary Board Training for Trustees in November / December.
- 4. Discussion on Commercial Vehicles / Pickup trucks with carrying rack.
- 5. Discuss Beneficial Ownership Information Report (BOI)
- No other action

******* Goal of 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

Fall is upon us, for the safety of our community be sure to keep sidewalks clear of leaves, low hanging branches and debris. If you are located by a storm drain, please clear the leaves and debris to allow proper drainage of our streets. Please ensure that all trees and shrubs are pruned so they do not encroach sidewalks, interfere with light from lampposts and prevent

visibility of pedestrians or traffic at intersections. The Property Maintenance Committee will continue monitoring leaves and debris along sidewalks and walkways.

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

Friendly reminders

- Please clean up after your pets. Take your pet waste home. Be kind to your neighbors and do not place animal waste in cans that are not yours.
- Dogs must be on leash in public and common areas.
- Trash, Recycle and Yard Waste cans are to be placed out of view within 24 hours after pick-up day.
- **Sidewalks** in need of repair please contact the King County Road Department
 - King County Road Dept. 24/7 helpline: 206-477-8100 or 800-527-6237
<https://kingcounty.gov/en/dept/local-services/transit-transportation-roads/roads-and-bridges/road-services/maintenance>
- **Streetlight out please contact PSE**
 - 1-888-225-5773 or email: customercare@pse.com
- Suspect a **water leak** please contact Cedar River Water and Sewer
 - Office 425-255-6370, Email - custsvc@crwsd.com

Greeter's Report: Four new homeowners are in the process of being greeted.

Inspection Summary Report August 23, 2024 – October 3, 2024

Properties

Number of Properties with Violations	7
Total Violations	10
1st Violation	7
2nd Violation	1
3rd Violation	1
4th Violation	1

Violation Categories

Rules & Regulations - Animals	1
Rules & Regulations - Nuisance Vehicles	3
Rules & Regulations - Rental of Single-Family Homes	3
Rules & Regulations - Recreational Vehicles	1
Closed Violations	3

Architectural Control Committee: Mark Powell

28 Approved Projects

- 9 Painting/siding
- 1 Deck/covers
- 3 Driveway/front steps
- 2 Fence
- 1 Solar installation
- 5 Roof/gutter
- 3 Windows

- 1 Generator
- 1 Hot tub
- 1 Front landscaping

1 Unapproved Projects

- 1 Driveway expansion project, non-compliant

0 ACC violations

0 Enquiries for guidance/clarification of rules/guidelines

Misc.

- ACC form submittal through HOALife now 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):

	October 2024 Total	Sept 18- Sept 24	Sept 25 - Oct 1	Oct 2 - Oct 8	Oct 9 - Oct 15
Abandon Vehicles	1				1
Vehicles on sidewalks / crosswalks / yard	4	1	2		1
Water leaks					
Alarm Calls Home/Vehicle					
Barking Dog	4		1	2	1
Break-In					
Burglerly					
Emergency Response					
Fire					
Loose Dog					
Noise Complaints	2		1	1	
Open Garages	16		7	7	2
Police Activities	1			1	
Property Vandalism / Theft of property	1				1
Solicitors	3		1		2
Stolen Property/Mail					
Stolen Vehicle	1			1	
Street Lights					
Vehicle break-in	4		2	2	
Theft					
Trespassing					
Vacation Checks (average checks per shift)	11	10	10	12	11
Vehicle Accidents					
Vehicle Vandalism					
Wild Animals					
Neighborhood Dispute					
Suspicious Person / Action	2		1		1
Damaged Property					

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

- On September 21, 2024 at approximately 5:42 pm. There was a commercial vehicle License Plate number. The vehicle has been parked on the roadside for over a week.
- On September 22, 2024 at approximately 2:22 pm. There was a red Ram Durango license plate number parked completely on the sidewalk. The Vehicle belonged to a guest visiting the said location. Security Officer Dontre Matlock asked the owner to move the vehicle, The owner moved their vehicle with no issues.
- On September 23, 2024 at approximately 8:11 pm. The homeowner called to look for her missing dog.
- On September 26, 2024 at approximately 10:38 pm. The garage door was open. Resident was notified and responded. The garage door is secured.

- On September 27, 2024 at approximately 1:15 pm. There was a U.S. Government vehicle blocking the mailboxes. Gray Hyundai SUV license plate number.
- On September 27, 2024 at approximately 11:40 am. Resident reported to Security Officer John Meno that there was a Solicitor going door to door trying to sign up residents for tree trimming. Security Officer John Meno mentioned the individual is white and reminded them that there is no soliciting in the Fairwood HOA residence. The individual acknowledged and stated that he is following his working crew around as they work.
- On September 27, 2024 at approximately 10:46 pm. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On September 27, 2024 at approximately 11:54 pm. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On September 28, 2024 at approximately 12:00am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On September 28, 2024 at approximately 1:41 am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On September 28, 2024 at approximately 11:36 pm. The garage door was open. Resident was notified and responded. The garage door was secured.
- On September 29, 2024 at approximately 12:32 am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On September 29, 2024 at approximately 12:49 am. A black Toyota 4 Runner license plate number [], was parked in the middle of the street.
- On September 29, 2024 at approximately 2:00 pm. A resident notified Security Officer Rodney Gillespie and stated a man in a late model black Dodge Charger, followed her home from the store. Resident was not able to get a License plate number. The individual drove by her home numerous times. Security Officer Rodney Gillespie drove around looking for the said vehicle and vehicle was not able to be located.
- On September 29, 2024 at approximately 4:17 pm. Resident notified Security Officer Rodney Gillespie and stated that her neighbor located at 17044 159th Pl SE, has her dog outside every night and the dog barks throughout the night. The resident also stated that the back yard is messy.
- On September 30, 2024 at approximately 12:19 am. Resident notified Dontre Matlock and stated that her neighbor has her dog outside every night and the dog barks throughout the night.
- On September 30, 2024 at approximately 11:34 am. Resident notified John Meno and stated that an Electric contractor she had hired got upset with her and drove by and threw an item on her driveway and damaged her driveway.
- On September 30, 2024 at approximately 9:05 pm. Resident notified Security Officer Legeniet Cezaire and stated that someone tried to steal his vehicle, white Buick SUV last night. Resident notified the King County Police Department. Case number C24032895.
- On October 1, 2024 at approximately 8:40 am. Resident notified Security Officer John Meno and stated that someone tried breaking into his vehicle. The resident notified the Sheriff's Department.
- On October 1, 2024 at approximately 8:45 am. Resident notified Security Officer John Meno and stated that someone had broken into his son's vehicle. The resident tried to contact Sam Shirley.
- On October 1, 2024 at approximately 3:50 pm. Resident notified Security Officer Legeniet Cezaire and stated that people were playing pickleball at Allen Park and the ball went through her yard. They are entering her property to retrieve the ball.
- On October 1, 2024 at approximately 4:56 pm. Resident notified Legeniet Cezaire and stated someone tried to break into her vehicle the night before and did not call the King County Police Department, because nothing was taken.
- On October 1, 2024 at approximately 8:07 pm. Resident notified Security Officer Legeniet Cezaire and stated that someone broke into her vehicle inside the garage at approximately 3:00 am. Resident was not sure if anything was taken and decided not to call the Police Department.
- On October 2, 2024 at approximately 9:45 am. Resident contacted Security Officer John Meno and stated that her truck was stolen from her driveway. Resident also stated that the individual then used the garage door opener from the truck to get into her house and stole numerous items including her purse. At approximately 7:00 am this morning Homeowner was going to her other vehicle to find that an unknown male individual was in her car and

screamed, the individual got out of the vehicle and ran and jumped into a black older model pickup truck. Homeowner stated that the individual was wearing a hat backward with about medium length auburn to red hair, wearing a black COVID mask. The police were called and arrived at approximately 10:11 am, started to dust for fingerprints.

- On October 2, 2024 at approximately 5:36 Pm. There was a U HAUL parked in the driveway.
- On October 2, 2024 at approximately 9:05 Pm. Resident contacted Security Officer Legeniet Cezaire and stated that someone tried to steal his vehicle, White Buick SUV, last night. Resident contacted the King County Police Department. Case number C24032895.
- On October 2, 2024 at approximately 10:34 pm. The garage door was open. Resident was notified and responded. The garage door was secure.
- On October 2, 2024 at approximately 10:57 pm. The garage door was open. Resident was notified and responded. The garage door was secure.
- On October 2, 2024 at approximately 11:21 pm. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On October 3, 2024 at approximately 1:35 am. Security Officer Dennis Reichard received a call from a resident located at stating that a dog from the resident behind them keeps barking continuously and has been barking for days. The resident stated that she has been in contact with the HOA about it. Security Officer Dennis Reichard made contact with the resident with the dog barking, and she was not able to speak good English and that she is watching the dog for her friend that is out of town. She stated that the dog misses his owner. The dog owner will be back on Thursday October 3, 2024. Security Officer Dennis Reichard suggested that they put the dog in the garage because she stated the dog does not like to be tied up.
- On October 4, 2024 at approximately 12:27 pm. Resident called Security Officer John Meno and stated that she was concerned that her neighbor's dog might break through the fence, get loose and may attack her and her dog. Resident also stated that her neighbor's dog is so aggressive, that even when she walks across the street the dog continues to back and push on the fence.
- On October 5, 2024 at approximately 3:14 am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On October 6, 2024 at approximately 12:55 am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On October 7, 2024 at approximately 3:54 am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On October 8, 2024 at approximately 12:45 am. The garage door was open. Resident was notified and did not respond. The garage door was not secured.
- On October 14, 2024 at approximately 12:39 am. Security Officer Dontre Matlock received a call from a resident that lives at said location. The resident stated that he heard a dog in distress barking Loudly. The resident got into his vehicle and drove around the neighborhood trying to locate where the barking was coming from, he could not locate where the barking was coming from. Security Officer Dontre Matlock Believed that the barking dog was coming from or from the green apartment complex that is located behind. However, the Security Officer was not able to confirm if it is or isn't because the residents did not answer the front door or the phone number they have on file.
- On October 14, 2024 at approximately 10:33 am. The resident called and stated that on Saturday the 12th of October, he was standing outside by the front of his residence when he noticed a black car that looked like a Scion sped up and got inches away from the front of his driveway. The individual jumped out of the vehicle and proceeded to approach the resident's truck. The resident asked the individual if he needed any help. The individual got back into his car and asked the resident if he was looking to sell his truck. The resident replied no then the individual asked if the resident was wearing a Rolex, which he was. The resident decided to cut the conversation short. The individual took off in their vehicle. The resident stated that there were two male individuals, possibly white, with dark hair and dark beards. The driver of the vehicle that jumped out was a black individual. The resident believes the license plate number was WA.
- On October 15, 2024 at approximately 8:04 am. Resident notified Security Officer John Meno and stated that someone had trespassed through her back yard sometime Saturday night into early Sunday morning, because her decorative wire fence was uprooted, bent, and moved from its original location.

- On October 9, 2024 at approximately 4:33 pm. Two White male Individuals wearing black t-shirts going door to door selling solar panels. Security Officer Legeniet Cezaire caught up with the suspects and told them that there is no soliciting allowed and asked them to leave. They did without issues.
- On October 10, 2024 at approximately 4:42 pm. There was a white cargo van parked on the roadside for over a week. License plate number.
- On October 10, 2024 at approximately 8:21 pm. There was a blue Hyundai with license plate number, parked on the sidewalk.
- On October 10, 2024 at approximately 5:03 pm. The Resident notified Legeniet Cezaire that there was a solicitor going door to door selling Solar Panels. Suspect was not able to be found
- On October 13, 2024 at approximately 12:27 am. The garage door was open. The resident was notified and did not respond. The garage door was not secured.
- On October 14, 2024 at approximately 1:34 am. The garage door was open. The resident was notified and did respond. The garage door was secured.

King County Sheriff's Office

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

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

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

- 19 September – 2:00 PM – 6:00 PM – Area check. Traffic emphasis SE 166 Ct/ 160 Ave SE. 1 notice of infraction for speeding. Area check. Traffic emphasis 15200 block SE Fairwood Blvd. Area check.
- 24 September – 2:00 PM – 6:00 PM - Area check including the boat parking problem. The boat was moved, but I talked to the boat owner anyway. Traffic emphasis SE 166 Ct/ 160 Ave SE. Area check. Traffic emphasis 15200 SE Fairwood Blvd.
- 01 October – 2:00 PM – 6:00 PM Area check. Traffic emphasis 15200 SE Fairwood Blvd.
- 1600-1730 hrs. Traffic emphasis SE 175 pl/155 Ave SE. Area check.
- 03 October – 2:00 PM – 6:00 PM – Area check. Traffic emphasis SE 166 ct/ 162 Ave SE.
- Area check. Traffic emphasis 14500 blk. SE Fairwood Blvd. Assist patrol with fight in progress at Fairwood Downs apartments with multiple combatants. Resume traffic emphasis 14500 SE Fairwood Blvd.
- 08 October – 2:00 PM – 6:00 PM - Area check. Traffic emphasis 16500 block SE 168 ST. Area check. Traffic emphasis 15200 block SE Fairwood Blvd.
- 17 October – 2:00 PM – 6:00 PM – Area check. Traffic emphasis 15600 block SE 168 ST. Area check. Traffic emphasis 14500 block SE Fairwood Blvd. Area check. Out of service.
- 10 September – 2:00PM – 6:00 PM - Area check. Traffic emphasis SE 175 pl/ 155 Ave SE. 1 warning for speeding. Area check. Traffic emphasis 15000 block SE Fairwood Blvd. Area check.

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

- No reports - on vacation September 12, 2024 to October 17, 2024

October '24 Vehicle Report

Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Finding	LINK	NEXT STEP/ACTION ITEMS
VLT-91-6708		2-4-24 AND CHRONIC ?	Commercial Vehicle - Trailer	Reported by homeowner	5/4/24	LAST CALL LETTER SENT 6-5-24	https://app.hoalife.com/accounts/3965/violations/946689	CONVENED HEARING - LOOK FORWARD TO CLOSEURE NEXT WEEK.
VLT-91-6711		2/4/24	Commercial Veh - Cargo Van	Cargo Van next to paint contractor	5/4/24	INTENT TO FINE NOTICE SENT 6-5-24 FOR \$25/DAY	https://app.hoalife.com/accounts/3965/violations/916711	HOMEOWNER CONTACTED KERI TO DISCUSS APPEAL PROCESS OCTOBER 17, 2024.
VLT-87-0226		7/6/22	Commercial Veh - Large Cargo Van	Return Customer		NEW 09-08-24	https://app.hoalife.com/accounts/3965/violations/870226	HEARING SCHEDULED FOR OCTOBER 23, 2024 AT 5:00PM.
VLT-95-8567		7/14/25	Commercial Veh	Car Collection		IN-WORK	https://app.hoalife.com/accounts/3965/violations/958567	SENT COMMENCE FINES ON 9-8-24 LETTER \$25/DAY SENT 9/12/2024. KCSO CONDUCTED TAG-AND-TOW 9-17/9-18... CARS ROLLED. FINE MAY INCREASED TO \$150/DAY STARTING 9-25-24.
VLT-94-6044		7/14/25	Nuisance Vehcile	Car Collection		IN-WORK	https://app.hoalife.com/accounts/3965/violations/958567	SENT COMMENCE FINES ON 9-8-24 LETTER \$10/DAY SENT 9/12/2024. KCSO CONDUCTED TAG-AND-TOW 9-17/9-18 ... CARS ROLLED. FINE MAY INCREASED TO \$25/DAY STARTING 9-25-24.
VLT-95-8565		7/14/25	Commercial Veh	White Van - Repeat Offender		IN-WORK	https://app.hoalife.com/accounts/3965/violations/958565	WHITE VAN REPEAT VIOLATION, MAY BE GONE
VLT-96-8512		7/14/25	Commercial Veh	Marked commercial vehicle - Chronic Offender?		IN-WORK	https://app.hoalife.com/accounts/3965/violations/968511	NEW OLD OFFENDER - SENT 2ND LETTER 9-8-24, \$25/DAY 14 DAYS AFTER 9-8-24. MAY BE GONE
VLT-96-8512		8/17/24	Commercial Veh	Pickup with bed mounted rack		IN-WORK	https://app.hoalife.com/accounts/3965/violations/968512	GONE
VLT-96-8510		8/17/24	Commercial Veh	Large yellow moving van out of state plates		IN-WORK	https://app.hoalife.com/accounts/3965/violations/968510	NEW - SENT FIRST LETTER 8-18-24, RENTAL AND NEEDS INSPECTION IN 90 DAYS OR 11-18-24.
VLT-98-4225		10/3/24	RV - Motorhome	White conversion on Ford chassis		IN-WORK	https://app.hoalife.com/accounts/3965/violations/984225	1ST LETTER SENT 10-4-24, NEXT INSPECTION DUE IN 14 DAYS OR 10-18-24. APPEARS TO BE GONE

Pacific Coast Security – Contract Oversight:

- Conducted thorough investigation of the razor-on-roadway incident as documented in homeowner email, officer's Incident Report, the PCS report and two homeowner videos.
- Discussed importance of closing open garage doors, new emphasis as of 9/25/24.
- Third shift officer was replaced on 9-23-24 by Dameon Matlock, a trained and experienced officer.
- We continue to work with PCS site manager and officers to improve the quality of Incident Reports.



SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

October 2024

Halloween Safety

Halloween is right around the corner and while this can be an exciting holiday, it can also be dangerous. Children are twice as likely to be hit by a car and killed on Halloween than any other day of the year. There are several easy and effective behaviors that parents and community members can share with kids to help reduce their risk of injury.

Top Tips for Halloween Safety:

1. Decorate costumes and bags with reflective tape or stickers to ensure children are visible.
2. Masks can obstruct a child's vision, try using non-toxic paint and/or make-up instead.
3. When selecting a costume, make sure it is the right size to avoid trips and falls.
4. Have kids use glow sticks or flashlights to help them see and be seen by drivers.
5. Instruct your child to never enter a stranger's home or car.
6. Tell children to travel only in familiar and well lit areas and to stay near their group.
7. Watch for children walking on roadways, medians, and curbs and enter and exit alleys carefully.



October is Fire Prevention Month

The National Fire Protection Association has designated October 6-12 as Fire Prevention Week. Fire Prevention Week is celebrated in North America every October and is the oldest U.S. public health observance on record. This year's Fire Prevention Week theme, "Smoke alarms: make them work for you!" works to educate the public about the importance of having working smoke alarms in your home and what is needed to install, test, and maintain them properly.



Below are some of the key messages behind this year's them:

- **Install smoke alarms in every bedroom, outside each separate sleeping area (like a hallway), and on each level (including the basement) of the home.** For the best protection, interconnect all smoke alarms throughout the home. This way, when one alarm sounds, they all sound. It is especially important to have interconnected smoke alarms if you sleep with closed doors.
- **Make sure smoke alarms meet the needs of all family members, including those with sensory or physical disabilities.** If you or a family member is deaf or hard of hearing, try installing a pillow or bed shaker in addition to your smoke alarm. When people who are deaf or hard of hearing are asleep a pillow or bed shaker can be used to wake them and alert them to fire conditions so they can escape. This device is activated by the sound of a standard smoke alarm.
- **Test smoke alarms at least once a month by pushing the test button.** Make sure that everyone in your home knows what the smoke alarm sounds like and understands how to respond if they hear the alarm go off.
- **Replace all smoke alarms when they are 10 years old or don't respond when tested.** Smoke alarms with non-replaceable batteries are designed to remain effective for up to 10 years. If the alarm chirps, this is a warning that the battery is low and a sign that you should replace the entire smoke alarm right away.

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

- Tree water bags were removed from the new trees in the median.
- The irrigation system was shut down and the meter was locked for the winter.

Allen Park

- Our parks are for Fairwood Green's residents and their guests.
- 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!
- Ten volunteers cleared the area around each of the sprinkler heads so they could be inspected for leaks. They were marked with orange paint.
- The irrigation system was shut down and the meter was locked for the winter
- A new park rules sign was installed near the North East corner of the park
- The tetherballs were repaired
- The porta potty was removed. It will be back in May of 2025

Play Equipment Replacement

- The subcommittee continues to meet on a monthly basis.
- The final vendor was selected, and the layout is finalized. The new layout and equipment was presented at the September homeowners meeting
- The swings will be moved away from the pickleball court, and the footprint of the existing play equipment area will be expanded to include two toddler swings, two saddle swings, and an ADA compliant swing
- A 50% deposit was placed on the equipment at the end of October
- Construction will begin in January. The expected time of completion is the middle of March 2025.
- Pictures, drawings, and information can be found on the website www.fairwoodgreens.org/ under the Documents tab -> Park Improvement Projects.
- Watch for updates on our Facebook page and email communications. The website will be updated with more information as we proceed.

Pickleball Courts

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

Toddler Park

Play Equipment Replacement

- Construction was completed September 24th, 2024.
- A ribbon cutting ceremony was held on September 28th, from 1:00-3:00pm
- A volunteer installed a new park rules sign.
- Two new benches were ordered. Volunteers will be needed to install them in November. Date TBD.
- Volunteers will be needed in November to spread bark along the hill between the lower and the upper playground. Date TBD, targeted for the same time as bench installation.

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.

Storm Water Retention Ponds

- In the past, the county had been maintaining the retention pond twice a year. Due to budget cuts, they will not be maintaining this area moving forward.
- Now that it has been cleared, it will be worked into the maintenance contract in April of 2025. Should they need attention, please send an email to contact@fairwoodgreens.com

Flags

- On September 26th, 8 volunteers took flags down.
- New flags will be put up in May of 2025. Volunteers will be needed to remove the old flags and replace them with the new flags.

Volunteer Opportunities/Open Actions

- November – Bench installation and bark spreading at Toddler Park
- 11/30 - Holiday lights go up, hot chocolate, cookies – 10 volunteers needed
- 1/11 – Holiday lights come down, hot chocolate, cookies – 10 volunteers needed
- Cul-de-sac improvements (Pending volunteer availability)
- Laying ground cloth and spreading bark for weed prevention above Madsen Creek crosses 155th Ave SE (Pending volunteer availability)
- Putting new flags on poles and putting up flags (2nd weekend in May, 2025)

Budget

Utilizing volunteers for flood mitigation, holiday lights, cul-de-sac rejuvenation, putting up and taking down flags, tree removal, planting, weeding flower beds, spreading bark, and irrigation system maintenance has been saving the association a substantial amount of money.

Getting things done takes either time or money, and we greatly appreciate those who have volunteered their time to save all of our homeowners money.

Thank you to all of you who have volunteered.

Special Projects Committee: Barbara Young

Planning to debrief with the committee this coming month on ways to improve our summer events, including but not limited to researching new vendors and identifying opportunities to save on costs.

Will be sending out a questionnaire before the end of the year for input from the community for what genres of music they'd like to hear at our summer concerts and collect thoughts on what people like about the Last Splash event, and what they would like to see in the future.

External Affairs: Brian Davisson

140th Incident Update

Latest update is that the individual is currently under house arrest with electronic monitoring while awaiting trial. He has pleaded not guilty to the charges of vehicular homicide, vehicular assault, and reckless driving next court date is in currently schedule for November 6th.

4-1-03358-7 KNT	03/22/2024	STATE OF WASHINGTON VS CHASE DANIEL	VEHICULAR HOMICIDE- RECKLESS	Omnibus Calendar 01/06/2024	Active 04/04/2024
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Fairwood Community United Methodist Church code violation

County has the code enforcement status listed as intake processing with the county.
<https://aca-prod.accela.com/kingco/Default.aspx>

NFR24-0892	housing refugee seekers without the required permits- Conditional Use Permit	Code Enforcement record Status: Case Intake Processing
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Puget Sound Fire Holiday Program

I sent an email (holidayprograms@pugetsoundfire.org) regarding participating in "Jerry Woods Holiday Engines". Currently awaiting a response.

Vehicle Monitoring Committee: Bernell Zorn

As this is my first month serving as the Chair for the Vehicle Committee, I wanted to provide a brief update on a few key issues we are currently addressing:

Sidewalk Parking Concerns

We have noticed an increase in vehicles parking on the sidewalks, which poses safety hazards for pedestrians and can potentially cause damage to the walkways. Moving forward, I am looking into new strategies and solutions to better address this issue, such as increased signage or clear communication of parking guidelines to residents. My goal is to find a solution that ensures pedestrian safety and preserves our neighborhood's infrastructure.

Commercial Vehicles

The committee will be reviewing the current Commercial Vehicle R&R for further updating.

In the coming weeks, I will gather more input and provide clearer guidance on these topics. I am hopeful that the steps we take will positively impact our neighborhood and address the concerns of our community members.

Thank you for your support, and I look forward to working with all of you to keep our neighborhood safe and beautiful.

Communications Committee: Barbara Young

This is a newly formed committee on the Board. Our goal is to build consistent and clear messaging for all of our correspondence to homeowners.

At this time, we are in the beginning stages of reviewing all letter and email templates within HOA Life, the program we use to communicate with homeowners.

Active Work

Allen Park Update: A 50% deposit is being put down on the Allen Park play equipment, the committee has chosen to proceed with the Playcraft equipment. The current swings will be moved to the existing play area which will be enlarged to 32 x 40 feet. The new park will include an ADA compliant swing and will be ADA accessible. The existing wood chips will be distributed to the flower beds and front entrance. The existing swing set area will be re-grassed and turned into a picnic area. The project is currently under-budget and is scheduled to begin in January 2025.

Beneficial Ownership Identification Registration for the Association: The Board discussed the new requirement as outlined in the Corporate Transparency Act (CTA) requiring the Association to file with the Beneficial Ownership Identification registration before January 1, 2025.

MOTION: To accept the following 2024-25 Board Member positions: President – Lisa Lord, Vice President – Nathan Popovich, Secretary – Jim Canterbury and Treasurer – Mark Powell. **Second:** Yes. **Discussion:** None **Vote:** 8-Yes, 0-No.
MOTION CARRIED.

The meeting was adjourned to Executive Session at 8.00 pm. The next meeting will be held on **Tuesday, November 26th 2024**, and will begin at **7:00 p.m.**