

# JANUARY 2026

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## Volunteer Appreciation

A heartfelt thank you to all volunteers who contributed their time and energy to Allen Park and Toddler Park projects. Your dedication saves money and strengthens our community bonds for all homeowners!

## NEWSLETTER HIGHLIGHTS

### \* State Law Update

Preparing for WUCIOA changes with planned homeowner vote to ensure compliance.

### \* Financial Stability

2026 dues stay \$450 through smart budgeting, volunteers, and hybrid security savings.

### \* Community in Action

Strong community momentum: successful 2025 events and expanded 2026 activities and leadership.



## State Law Updates & Our Path Forward as a Community

Washington State's WUCIOA (Washington Uniform Common Interest Ownership Act) will fully take effect on January 1, 2028, with some provisions beginning January 1, 2026, and it will replace existing HOA laws statewide.

The FGHA Board is working closely with our legal counsel to ensure ongoing compliance and to prepare required updates to our bylaws. Because these updates will require approval from 67% of FGHA homeowners, legal counsel has recommended holding the vote at the September 22, 2026 Annual Homeowners Meeting to ensure timely compliance.

In the coming months, our bylaws will be reviewed and proposed updates will be shared with homeowners. This will be an important opportunity for us to plan ahead, and grow stronger as a community. Questions or concerns may be emailed to: [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org).

### Message from your Treasurer

**We're happy to share that 2026 dues will not increase and will remain \$450, the same as 2025**, payable either annually or semiannually in January and July 2026. This is possible thanks to careful budgeting, smart cost management, and the generous support of homeowner volunteers. You may also notice that our 24/7 security vehicle is now a hybrid, reducing fuel costs by half!

*Thank you to all FGHA homeowners who submitted their July 2025 semiannual dues on time. Please remember to submit your January 2026 dues on time to help us continue keeping costs down.*

# Welcoming Our New Board Members



We're pleased to welcome **Vincent Zhao** and **Soledad St. Hilaire** to the Fairwood Greens HOA Board, where they will be heading up our Communications Committee and Special Projects Committee respectively. Vincent and Soledad have strong interests in helping the Board connect with homeowners and believe communication and engagements are key to a healthy community. Their involvement reflects the genuine care our community has for one another and a shared willingness to serve to keep our neighborhood healthy.

Please join us in welcoming Vincent and Soledad to the Board!

## 2025 Events in Pictures



Our community enjoyed a lively summer season of events at Allen Park, featuring performances by Emily McVicker, Fusion Axe (Rock, Jazz, Blues), Free Rain (Classic Rock), and other talented PNW Country Artists.

The Last Splash was a wonderful success, bringing our 2025 summer season to a close. This family friendly gathering at Allen Park featured hot dogs, snow cones, and inflatables, making it a fun and memorable day for residents of all ages.



We closed the year with excitement as we await approval for the Alan M. Painter Grant Program for 2026, which will help support future community events!



## Special Projects Committee

# LOOKING AHEAD TO 2026!

The year 2026 will bring fun, games, and collaboration to Fairwood Greens, with many opportunities for residents to volunteer and connect.

### **Planned initiatives includes:**

Food Drives at Allen Park in partnership with the Renton Regional Fire Department, as well as community favorites like the annual Fairwood Greens Garage Sale (typically held in July), Concerts in the Park, and Last Splash.

The Board of Trustees continues to explore other activities and opportunities for residents to connect.

Volunteering helps strengthen community ties, expand social networks, and creates memorable experiences! One of the reasons we are proud to call Fairwood Greens home!

## Interested in volunteering?

Email us at [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org)  
with [Subject: Attn: Soledad St Hilaire, Chair  
of Special Event Project]