

**Fairwood Greens Homeowners Association
Monthly Report of the Board of Trustees
April 28, 2020**

The monthly meeting of the Fairwood Greens Homeowners Association scheduled for Tuesday, April 28th, was cancelled due to the Covid-19 outbreak. No meeting was held.

Committee Reports

Executive Committee Report: Bonnie Lyon

While we are distancing, each committee will provide reports at our website. Currently, no action of the board has been required; however, any action will be ratified at the next homeowners meeting.

- Dogs must be on leash throughout the community, including common areas such as parks. Pet owners, please be responsible for pet waste clean-up.
- Parking on sidewalks is strictly prohibited. Please be advised that King County Sheriff has been requested to cite violators.
- Parks are closed to use in accordance with direction of government and health authorities.
- Securitas has reported a few car break-ins. Consider keeping your car locked at all times when parked; keep doors locked, and garage doors closed as well. Eliminating opportunity lowers criminal activities.
- Property maintenance monitoring has begun. All lawns and gardens, painting, fencing, waste containers must comply with R&R for aesthetics. Be sure to complete and submit ACC forms for changes to front of house areas, including paint, hardscaping.

Common Property Committee Report: Jordan Bergeron

No report.

Records, Correspondence, and Web Committee Report: Judy Seidel

No report.

Finance Committee Report: Lisa Lord

Income and Expense Report

| | March | Budget |
|------------------------|--------------|---------------|
| Revenues | | |
| Assessment Income | \$ 37,475 | \$ 37,475 |
| Other Income | \$ 7,488 | \$ 5,355 |
| Total Income | \$ 44,963 | \$ 42,830 |
| Expenses | | |
| Administration | \$ 35,594 | \$ 37,152 |
| Bad Debt Expense | \$ 2,000 | \$ 2,000 |
| Office | \$ 2,357 | \$ 2,381 |
| Professional Fees | \$ 1,176 | \$ 1,960 |
| Total Expenses | \$ 41,127 | \$ 43,493 |
| Net Income/Loss | \$ 3,836 | \$ (663) |

Year to Date Income and Expense Report
(Since September 1, 2019)

| | YTD | Budget |
|------------------------|------------|---------------|
| Revenues | | |
| Assessment Income | \$262,325 | \$262,325 |
| Other Income | \$ 63,048 | \$ 37,485 |
| Total Income | \$325,373 | \$299,810 |
| Expenses | | |
| Administration | \$261,953 | \$260,063 |
| Bad Debt Expense | \$ 14,000 | \$ 14,000 |
| Office | \$ 10,919 | \$ 10,667 |
| Professional Fees | \$ 15,882 | \$ 17,720 |
| Total Expenses | \$302,754 | \$302,450 |
| Net Income/Loss | \$ 22,619 | \$ (2,640) |

Balance Sheet as of March 31, 2020

| | |
|--|-------------|
| Current Assets | \$ 742,823 |
| Allowance for Doubtful Accounts | \$ (96,385) |
| Current Liabilities | \$ 136,633 |
| Income | \$ 22,619 |
| Equity | \$ 487,186 |

Second delinquent letters were sent to 54 homeowners.

Special Projects Committee Report: Bonnie Lyon/Cathryn Hummel

Are you ready for summer? Bands are already booked for five August Sunday nights in the park this year!

- July 10-11-12 Garage Sale
- August 2, 9, 16, 23, 30 Music in the Park
- September 13 Last Splash

Property Maintenance Committee Report: Andrew Jones

| Inspection Date | Inspection Count | Total | Inspection Reversals | Notice Date | Property Violations | 1 st Notice | 2 nd Notice | 3 rd or > Notice |
|-----------------|------------------|-------|----------------------|-------------|---------------------|------------------------|------------------------|-----------------------------|
| 4/20/20 | 12 | 12 | | 4/14/20 | * | 18 | 3 | 4 |
| 4/13&27/20 | 21 | 21 | | 3/24/20 | ** | 9 | 8 | 4 |

| Notice Date | Total Cumulative Property Notice | Total Cumulative Car Tab etc. | Property Notice Retractions | Car Tab Retractions |
|-------------|----------------------------------|-------------------------------|-----------------------------|---------------------|
| 4/20/20 | 25 | | | |
| 4/13&27/20 | | 21 | | |

*Property violations for branches, waste cans, plastic on roof, storage box, and exercise bike

**Property violations for expired tabs and truck parked in yard.

Architectural Control Committee Report: Jim Roberts

10 approved projects

Legal Committee Report: Jim Canterbury

1. Received Homeowner Foreclosure Notice of Trustee Sale scheduled May 15th, 2020. Our Attorneys are tracking foreclosure.
2. Discussion on several Lien / Collection Judgments.
3. Discussed a couple payment plans for non-payment of dues.
4. Discussed issue of Property Maintenance fine regarding rain barrel.
5. Discussed cancelling monthly Board meeting due to the Corona-Virus Stay Home – Stay Safe / Healthy order from our State Governor. Notice of cancellation sent to homeowners by email.
6. Received advice on State Governor changes to HOA’s on Fees, Fine and Collections for 30 days based on the Eviction Ban.

Security Committee Report: Jack Bramson

The FGHA security committee report for the month of April is based solely on the Securitas reporting info. During the month of April all of the reporting categories seemed consistent with prior periods with the exception of a slight recent increase in car prowls/thefts from vehicles. There appeared to be a slight increase in this activity. We must remind all Fairwood Greens residents to report all criminal activity incidents to the King County Sheriff whether or not there is a property or damage loss. Reported

incidents are what determines the County's law enforcement resource commitment to our community.

There were no dedicated/contracted KCSO patrols in Fairwood Greens during this reporting period due to the King County Sheriff restricting all 'off duty patrol activities' until further notice.

External Affairs Report: Cathryn Hummel

On January 21, 2020, the Centers for Disease Control and Prevention (CDC) and Washington State Department of Health announced the first case of 2019 Novel Coronavirus (COVID-19) in the United States in Washington State. On 3/23/2020, Gov. Jay Inslee issued a Stay Home, Stay Healthy order for two weeks to help curb the spread of the virus requiring everyone to stay home unless they need to pursue an essential activity.

The WA State Department of Health has a lot of information available for people that have symptoms, have potentially been exposed, or are just seeking more information on testing (<https://www.doh.wa.gov/Emergencies/Coronavirus>).

For community members with work affected by COVID-19, the Washington State Employment Security Department has information available at: <https://esd.wa.gov/newsroom/covid-19>.

The Washington Health Benefit Exchange has a limited-time special enrollment period for qualified individuals currently without insurance through April 8th. More information at: <https://www.wahbexchange.org/washington-healthplanfinder-announces-special-enrollment-period-in-response-to-growing-coronavirus-outbreak/>

Due to COVID-19, the Federal Tax deadline has been moved to July 15th. More information can be found at: <https://www.irs.gov/newsroom/tax-day-now-july-15-treasury-irs-extend-filing-deadline-and-federal-tax-payments-regardless-of-amount-owed>

Many grocery stores in our area have reduced hours to allow employees an opportunity to clean and stock stores. Some stores have also instituted special hours for high-risk members of the community. Our local Safeway is reserving hours from 7-9 AM on Tuesdays and Thursdays and Fred Meyer is reserving hours 7-8AM Monday through Thursday for those in high risk categories. Please check with your local stores for their current hours as they may continue to change.

Community members should have received their Census 2020 packets in the mail which can be completed online in a few short minutes. More information about Census can be: <https://2020census.gov/en.html>