

Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
May 25, 2021

President Bonnie Lyon called the monthly meeting of the Board of Trustees to order at 7:00 p.m. at the Fairwood Golf and Country Club.

A quorum was present. Trustees in attendance were Jordan Bergeron, Jim Canterbury, Dan Dorman, Steven Jackson, Lisa Lord, Bonnie Lyon, Mark Powell, and Steve Schmidt. Barrett Chilton was absent.

Government/Guests Reports to the Board

King County Sheriff's Department: Deputy Samuel Shirley

Last month there were 80 calls for service, none in the Fairwood Greens neighborhood. Car prowls and mail thefts remain concerns. Office will be in Fairwood for five more years per contract. We have the lowest staffing allowed.

King County Road Services Division: Director Tricia Davis

Road services is struggling with funding. There are 1,500 miles of roads in King County. The average age of bridges is 53 years.

Main source of revenue is property taxes, which can only increase 1% per year. Road levy on ballot on January of 2022 will raise funding from 1.83 to 2.25 per \$1,000 of assessed value and 1% on new construction. The eight-year levy will bring in \$335M of additional funding. Tricia Davis can be contacted at tricia.davis@kingcounty.gov.

Adult Family Homes: Mark Powell

Trustee Mark Powell provided information about Adult Family Homes in our neighborhood. Details of the discussion can be found in the Q & A section of the website.

Official Business

Approval of the Minutes: Jim Canterbury

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

Review of Annual Calendar: Jim Canterbury

Up to date.

Greeter's Report: Lenore Lee

Twenty homeowners were greeted.

Homeowners Comments

A homeowner attended a meeting pre-COVID and was surprised it was so poorly attended. She stated that attendance would increase if meetings were held on Zoom. She is frustrated with overhanging trees and protruding bushes along the sidewalks. She recommends pet waste bins along the streets. She thanked the board for continued efforts keeping our neighborhood safe and informed.

A homeowner commented the speed of vehicular traffic is significantly reduced whenever King County's small traffic trailers, which display the actual speed, have been deployed for a week or two along Fairwood Blvd.

A homeowner stated a construction business across the street for 1 ½ years is unreasonable. Fence doesn't meet King County codes. Neighbor to the north parks trailer in front of house and he can't see to pull out.

A homeowner asked how many people can be in a group home, nongroup home, and how many cars are allowed.

A homeowner stated the next-door neighbor's tree is overgrown on the sidewalk. She can't see to back out.

A homeowner stated it usually takes less than three weeks to receive a response on ACC requests. Email response has improved. His dump trailer will be moved in 1 ½ weeks.

A homeowner asked if variances are given on Rules and Regulations. Neighbor has a woodpile in yard.

A homeowner stated their new neighbors park on the sidewalk, grass needs mowing, and trash is piling up on side of house.

A homeowner asked about surveyor activity in Allen Park.

A new homeowner is in view of three Adult Family Homes. He advised the Board to tell potential homeowners about Adult Family Homes.

Committee Reports

Executive Committee: Bonnie Lyon

The Fairwood Golf and Country Club has opened their facility for in person meetings. We thank King County which has provided masks and hand sanitizer for our meetings. Homeowners who wish to take washable masks are welcome to take what they need.

Homeowners, please note:

- **Please reserve park space for large gatherings (15 or more).** Parks are available for homeowners, renters, and guests only. Two weeks advance notice is requested. Please complete the form at the association's website and return to Fairwood Greens HOA by email, fax, or regular mail.
- **House numbers** help security, monitoring, as well as emergency services find your house. Please consider prominent display of house numbers, visible from the street.
- **Pedestrian safety remains a high priority.** Please ensure that walkways are clear of plants, brush, or debris. If your property is adjacent to street lighting, ensure that there is 180° illumination of sidewalk, with no limbs or brush impeding pathway visibility.
- **Parking on sidewalks is strictly prohibited.** Please be advised that King County Sheriff has been requested to cite violators.
- **All lawns and gardens, painting, fencing, waste containers must comply with R&R for aesthetics.** IF YOU RECEIVE A VIOLATION NOTICE, PLEASE FOLLOW INSTRUCTIONS AND USE THE RESPONSE FORM FOR YOUR REPLY.

Homeowners must respond with a plan to correct violation(s). Homeowners must alert HOA when property issues are brought into compliance.

- **Several have formed a subcommittee to work to improve our community parks.** Thank you to those of our association who have volunteered to assist with planning for our community parks, and to Jordan Bergeron for chairing. Please email contact@fairwoodgreens.org to volunteer to assist Jordan as we develop a parks master plan and subsequent upgrades.
- **Pet owners, please be responsible for pet waste clean-up.** Dogs must be on leash throughout the community, including common areas such as parks.
- **Complete and submit ACC forms** for changes to property, including paint, fencing, and hardscaping. Allow 3-5 weeks prior to project for response.

Common Property Committee: Jordan Bergeron

- Neighborhood Parks
 - **Please reserve park space for large gatherings (15 or more).** Parks are available for homeowners, renters, and guests only. Two weeks advance notice is requested. Please complete the form at the association's website and return to Fairwood Greens HOA by email, fax, or regular mail.
 - We will begin posting in the meeting minutes when the parks have been reserved to help with awareness. Note that reservations do not prevent residents from continuing to utilize the rest of the park during reserved times.
 - June 23rd – Allen Park Reserved
- Allen Park
 - Backflow testing completed
 - Currently working with PSE to address a power issue at the meter. Thank you, Chris Baker, for helping identify the issue.
- Volunteer Opportunities - Flags
 - We are seeking volunteers to help place flags within our community. Replacement flags are on back order as a result of impacts from Covid-19. We are targeting June 12th/13th, just in time for Flag Day.
- Special Project - Parks
 - Survey work has been completed at Allen Park. As a reminder, please do not remove any survey stakes found.
 - Thank you as always to those that have volunteered to be a part of this special committee. Your hard work is much appreciated.

Records, Correspondence, and Web Committee: Judy Seidel

No report.

Finance Committee: Lisa Lord

Income and Expense Report

	April	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,134	\$ 5,575
Total Income	\$ 41,609	\$ 43,050
Expenses		
Administration	\$ 37,822	\$ 37,282
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 261	\$ 921
Professional Fees	\$ 3,259	\$ 1,918
Total Expenses	\$ 43,342	\$ 42,121
Net Income/Loss	\$ (1,733)	\$ 929

Year to Date Income and Expense Report (Since September 1, 2020)

	YTD	Budget
Revenues		
Assessment Income	\$299,800	\$299,800
Other Income	\$ 28,557	\$ 44,600
Total Income	\$328,357	\$344,400
Expenses		
Administration	\$322,155	\$298,256
Bad Debt Expense	\$ 16,000	\$ 16,000
Office	\$ 9,034	\$ 12,568
Professional Fees	\$ 18,997	\$ 19,444
Total Expenses	\$366,186	\$346,268
Net Income/Loss	\$ (37,829)	\$ (1,868)

Balance Sheet as of April 30, 2021

Current Assets	\$ 687,725
Allowance for Doubtful Accounts	\$(106,483)
Current Liabilities	\$ 99,518
Income	\$ (37,829)
Equity	\$ 519,553

Special Projects Committee: Bonnie Lyon

Upcoming events include:

Community-wide garage sale slated for Jul 9-10-11

August Sunday Nights in the Park, with five performances, bookings now underway

LAST SPLASH is Sep 12, vendor has been scheduled

We are looking forward to holding all our events, safely of course. PLEASE WEAR MASKS AND GET VACCINATED AS SOON AS YOU CAN!

Property Maintenance Committee: Barrett Chilton

Inspection Date	Actions	Regulations Violated	Number of Inspections	Total Notices	Total Inspections/Retractions
04/13/21	Inspections	*	36	33	36/3
04/27/21	Inspections	*	64	60	64/4
04/15/21	Notices Sent	*			33
04/29/21	Notices Sent	*			60

*Property violations are for bushes, leaves, debris off roofs, waste containers, paint, weeds in driveways and sidewalks

Architectural Control Committee: Mark Powell

25April2021 to 23May2021

34 Approved Projects

- 6 Reroof
- 7 Fence/gates
- 5 Driveway/patio/walkways replace/widen
- 7 Repaint house
- 1 New Adult Family Home; add ramp in front, replace driveway
- 1 Shed
- 1 Patio Gazebo
- 2 Landscaping/retaining wall
- 2 Window replace
- 1 Hot tub

1 Disapproved Projects

- Fencing, not compliant

12 Inquiries for guidance/clarification of rules/guidelines

- 3 Roofing, approved materials
- 1 Driveway
- 1 Landscaping, fencing, lot survey
- 1 House expansion remodel
- 2 Potential buyers in FG HOA questions
- 1 Paint colors allowed
- 1 Temporary basketball hoop in driveway
- 1 Temporary pop-up canopies
- 1 Front stairs entry remodel

Legal Committee: Jim Canterbury

1. Discussed homeowner foreclosure, garnishment notices, investigation of assets to become collectible and renewal of judgement for another 10 years. A new foreclosure sale is scheduled for June 4, 2021. Also reviewing an offer to sell the claim. Haven't contacted renter.
2. Discussed several lien/collection judgments.

3. The Governor's Proclamation changes to HOA group meetings are 5 indoors and 15 outdoors in new Phase 2. New Phase 3 will allow larger group meetings indoors at 50% of capacity of the room. Phase 4 should be unlimited at 100 percent.

Security Committee: Steve Jackson

Securitas Report

	Month to Date Apr-May 2021	Month to Date Last Year	Year to Date Sept-May 2021	Year to Date Last Year
Abandon Vehicles	11	17	170	187
Alarm Calls Home/Vehicle	2	1	24	24
Arrest	1		2	1
Barking Dog	1		5	
Burglary	1		1	
Dog Attack				2
Emergency Response		4	14	27
Hit & Run	1		1	2
Information			2	1
Noise Complaints	1	2	12	15
Open Garages	49	36	198	243
Police Activities	2	1	12	25
Property Vandalism			48	4
Solicitors	2	1	5	3
Stolen Property/Mail			52	7
Stolen Property/Mail Recovery				4
Stolen Vehicle Recovery				1
Streetlights	1	5	26	42
Street Signs			7	
Theft		1	13	7
Trespassing		1	18	15
Vacation Checks	24	17	165	317
Vehicle Accidents	1	1	3	4
Vehicle Vandalism - Driveway			18	10
Vehicle Vandalism - Street		1	6	16

Security Activities of Note:

- 1) 17 May 2021 @ 3:30 pm Hit & Run. Homeowner reported Grey Honda (no plate) left roadway striking planters/bushes/mailboxes then left the scene. King County police report C21-015270.

- 2) 16 May 2021 @ 12:24 am Noise Complaint/Police Activities. Neighbor reported loud party at 12:24am. Confirmed noise from party. King County contacted and on scene at 12:34am. This is the habitual offender. Complaint originated with different neighbor this time.
- 3) 11 May 2021 2:00-6:00 Traffic infraction, stopped a vehicle for passing in no passing zone, arrested driver on warrant and potential drug possession. King County police report C21014567.
- 4) 07 May 2021 email Rogue Cats. Homeowner reported that new resident has multiple cats that run free, violating neighbors' garden, and yards, as well as menacing wildlife. FGHA guided complainant to RASKC website and noted that sometimes we must be good neighbors.
- 5) 09 May 2021 7:46 am Vehicle Accident. Vehicle accident had occurred between 2 parked vehicles and one driven. King County was contacted and filed report C21-014297.
- 6) 23 April 2021 1:00 pm and 3:00 pm Burglary. Homeowner reported perpetrator(s) entered residence via open garage door and took jewelry from residence. King County police report C21-012654.
- 7) 26 April 2021 8:52 pm Barking Dog Complaint. Neighbor reported dog barking in backyard for 30 minutes. Security officer confirmed barking dog, contacted homeowner and dog was taken inside residence.

King County may provide some relief through Regional Animal Services of King County (RASKC). At that web site, click the "Animal Control Response" tab on the left. <https://kingcounty.gov/depts/regional-animal-services/animal-control-response.aspx>

External Affairs: Steve Schmidt

King County received \$5M Covid package. Two members of the board applied for the committee to oversee funds but were not accepted.

We are looking into low-cost speed signs.

Some Board members are leaving. Encourage homeowners to join the Board.

Active Work

Active Work:

Jim Canterbury:

MOTION: Board moves to approve Code of Conduct for Non-Board Members assisting on Board Committee(s) Policy.

Second: Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Adjournment: Bonnie Lyon

MOTION: Board moves to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:40 p.m. The next meeting will be on **Tuesday, June 22, 2021**, and will begin at **6:30 p.m.** with a meet and greet for ½ hour prior to 7:00 PM meeting.