

Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
June 22, 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, Barrett Chilton, Steven Jackson, Lisa Lord, Bonnie Lyon, Mark Powell, and Steve Schmidt. Dan Dornan was absent.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the May 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

No report.

Homeowners Comments

A homeowner thanked the Board for what they do. He asked why Securitas is not at the meeting. Neighbor is not cutting back trees on sidewalk. Homeowners should not have to report it. ATC should notice it and take action. Trailer will be gone soon.

A homeowner said she is happy to be here. Speeding on Fairwood Blvd is worrisome. Some homes are not in compliance.

A homeowner said she walks Fairwood Boulevard every evening and speeding is an issue.

A homeowner asked if it is legal to operate a construction company in the neighborhood. There is a business sign in a front yard. He wants to know more about ATC's service.

A homeowner said the property she was concerned about last month has been resolved. Grass is mowed, trash gone, and waste bins are ordered. She would like to see Securitas at meetings. Securitas helped with a guy sleeping in his car.

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 180deg 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. These volunteers have assisted development of a parks master plan.
- **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

- Park Events
 - June 23rd – Allen Park Reserved
 - June 25th – Allen Park Reserved from 1PM to 3PM

- June 28th – Allen Park Reserved
 - Note: When submitting requests, please include the timeframe for when the park will be in use
- Allen Park
 - Working with Holmes Electric to resolve a low power issue
- Volunteer Opportunities - Flags
 - Thank you to all our volunteers that helps with putting up our brand-new flags this year!
 - Special request for those that live near a flag:
 - Please keep foliage trimmed so flags can flow freely and allow for easy access
 - If you see a flag tangled or wrapped, and have the means to reach it, please take a moment to straighten out the flag
- Special Project - Parks
 - Our special committee is ready to share the plans developed for proposed changes to Allen Park. A separate communication will be sent out in the coming weeks.
 - 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
 Old meeting minutes are being scanned for preservation digitally.

Finance Committee: Lisa Lord

Income and Expense Report

	May	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 3,918	\$ 5,575
Total Income	\$ 41,393	\$ 43,050
Expenses		
Administration	\$ 38,927	\$ 37,282
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 135	\$ 921
Professional Fees	\$ 1,529	\$ 1,918
Total Expenses	\$ 42,591	\$ 42,121
Net Income/Loss	\$ (1,198)	\$ 929

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

	YTD	Budget
Revenues		

Assessment Income	\$337,275	\$337,275
Other Income	\$ 32,475	\$ 50,175
Total Income	\$369,750	\$387,450
Expenses		
Administration	\$361,083	\$335,538
Bad Debt Expense	\$ 18,000	\$ 18,000
Office	\$ 9,168	\$ 13,489
Professional Fees	\$ 20,526	\$ 21,362
Total Expenses	\$408,777	\$388,389
Net Income/Loss	\$ (39,027)	\$ (939)

Balance Sheet as of May 31, 2021

Current Assets	\$ 651,318
Allowance for Doubtful Accounts	\$(108,483)
Current Liabilities	\$ 62,309
Income	\$ (39,027)
Equity	\$ 519,553

Special Projects Committee: Bonnie Lyon

MARK YOUR CALENDARS!!!

Postcards will be sent to homeowners in advance of the garage sale July 9-10-11.

August Sunday night concerts start at 5PM. The slate includes:

- 1st-LukasRose
- 8th-Free Rain
- 15th-SoulFunktion
- 22nd-Left Hand Smoke
- 29th-Jacqueline Tabor Trio

Last Splash is September 12th.

Wear masks if you are not vaccinated, please!

Property Maintenance Committee: Barrett Chilton

Inspection Date	Actions	Regulations Violated	Number of Inspections	Total Notices	Total Inspections/Retractions
06/11/21	Inspections	*	88	88	88/12
05/25/21	Inspections	*	90	90	90/7
05/11/21	Notices Sent	*			76
05/25/21	Notices Sent	*			83

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

Architectural Control Committee: Mark Powell

24 May 2021 to 21 June 2021

29 Approved Projects

- 5 Reroof
- 6 Fence/gates
- 3 Driveway/patio/walkways replace/widen
- 8 Repaint house
- 2 Shed
- 1 Curb “Bridjit”
- 1 Landscaping/retaining wall
- 1 Window replace
- 2 Deck

0 Disapproved Projects

12 Inquiries for guidance/clarification of rules/guidelines

- 4 Roofing, approved materials
- 1 Solar
- 1 Fencing
- 1 Deck
- 2 Driveway

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 made contact with Renter. To date have not heard anything from the King County Courts.
2. Discussed several payment and collection plans.
3. The Governor’s Proclamation changes to HOA’s on group meetings are 5 indoors and 15 outdoors in the new Phase 2. New Phase 3 will allow larger group meetings indoors at 50% of capacity of the room. Phase 4 should be unlimited / 100%. Waiting the Governors new guidance.
4. Request advice on a homeowner threatening to fine the HOA.

Securitas Report

	Month to Date May- June 2021	Month to Date Last Year	Year to Date Sept- June 2021	Year to Date Last Year
Abandon Vehicles	12	4	182	191
Alarm Calls Home/Vehicle	6		30	24
Arrest			2	1
Assault	1		1	
Barking Dog	1		6	
Burglary			1	
Dog Attack				2
Emergency Response	3	2	17	29
Hit & Run		1	1	3
Information	1	1	3	2
Noise Complaints	2	1	14	16
Open Garages	47	33	245	276
Police Activities		1	12	26
Property Vandalism		2	48	6
Solicitors	1	5	6	8
Stolen Property/Mail			52	7
Stolen Property/Mail Recovery				4
Stolen Vehicle Recovery				1
Street Lights	3	5	29	47
Street Signs			7	
Theft		1	13	8
Trespassing			18	15
Vacation Checks	21	12	186	329
Vehicle Accidents		1	3	5
Vehicle Vandalism - Driveway			18	10
Vehicle Vandalism - Street		1	6	17

Security Activities of Note:

- 1) 14 June @ 10:11 am–Safety Hazard. Individual walking out into the street stopping vehicles while handler was watching. IR 032-21 completed.
- 2) 27 May @ 5:17 pm-Attempted Assault. Homeowner reported a gold vehicle (make & model unknown) driving on Fairwood Blvd threw an egg at them, striking them on pants leg. King County was contacted and filed report. IR #029-21 completed.

- 3) 23 May 12:38 am-Noise Complaint. Loud party heard at residence at. King County contacted. IR 027-21 completed.
- 4) 19 May 8:48 pm-Unknown caller reported barking dog complaint. Dog barking in backyard at. Confirmed barking dog, homeowner contacted. IR #026-21 completed.

Security Contract:

Plan follow-up inspection of patrol car based on noncompliance letter Securitas - Bellevue. Recall Securitas responded by acquiring emergency equipment per contract and committed to installing police band radio and light bar in near future. Follow-up inspection is anticipated at earliest opportunity.

Current Securitas contract expires September 2021, Security Subcommittee completed work on front-end RFP package.

RFP Plan / Schedule

List of potential contractors complete 6/16 ✓
Distribute RFQ package 6/23 – 6/25
Contractor WIP 6/28 – 7/16 (3+ Weeks)
Contractor packages due 7/16
Contractor evaluation 7/19 – 7/29
July HOA Meeting **7/27**
Candidate supplier presentations 8/3
Security Subcommittee supplier selection 8/10
Inform HOA board of recommendation 8/17
Prepare HOA presentation 8/18 – 8/23
August HOA Meeting **8/24**
Contract commences 9/1/2021

External Affairs: Steve Schmidt

Contacted Radar signs for quote. Their web site lists \$1500 - \$7500 each sign. Higher priced versions have cameras to record speeders and uplink capability to report to designated receiver (i.e., King County Sheriff).

Attended 06/01 unincorporated King County Zoom meeting featuring department heads and county council man, Reagan Dunn. Attached is link to Power Point.

[https://kingcounty.gov/depts/local-services/programs/~media/depts/local-services/community-service-areas/2021-town-hall-fairwood-slides.ashx](https://kingcounty.gov/depts/local-services/programs/~/media/depts/local-services/community-service-areas/2021-town-hall-fairwood-slides.ashx)

General summary:

- Review of the County wide crime statistics. For Fairwood area, Sheriff's office indicates we have the lowest crime in the County. The Fairwood precinct office is here for at least five years.

- County Roads is proposing a \$335M roads 6-year levy for November ballot. It would add about \$2.25 per \$1000 assessed value. Or \$223 per year for average household.
- Unincorporated King County received \$10M in allocation from the last COVID relief package. They have established a Citizens Advisory committee to determine how to spend and establish priorities. Two for the Fairwood board applied and neither were selected. Identified projects should be made public in the fall, 2021.
- During Q & A, Reagan Dunn indicated that county spent \$400M on homeless, drug and mental health situation last year, but that encampments seem to be getting worse, especially in more suburban areas.

Active Work

Active Work:

Jordan Bergeron:

MOTION: Board moves to create a formal mapping of Allen Park to scale, and include approximations for utilities and sprinkler systems, not to exceed \$5,300. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No.

MOTION CARRIED.

Steve Jackson:

Discussion of HOA noise regulations as they have been historically interpreted and applied to modified car exhaust systems

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 8:30 p.m. The Board moved into Executive Session. The next meeting will be on **Tuesday, July 27, 2021**, and will begin at **7:00 p.m.**