

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

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

Guest Report to the Board

Securitas Security Services: Officer Ken Talkington

	06/17/20 - 07/22/20	06/19/19 - 07/17/19	9/1/19 - 07/22/20	09/01/18 - 07/17/19
Abandon Vehicles	19	5	210	133
Alarm Calls Home/Vehicle		5	24	32
Arrest			1	3
Barking Dog				3
Burglary				4
Dog Attack			2	
Domestic Violence	2		2	
Emergency Response	11	4	30	47
Hit & Run			3	3
Information			2	6
Loose Dog				1
Noise Complaints	2	7	18	19
Open Garages	44	89	320	485
Police Activities	9	4	35	27
Property Vandalism			6	5
Solicitors	6	2	14	14
Stolen Property/Mail			7	2
Stolen Property/Mail Recovery			4	6
Stolen Vehicle				1
Stolen Vehicle Recovery	1		1	
Street Lights	2	5	49	55
Street Signs				1
Theft	6	5	14	14
Trespassing	4	7	18	20
Vacation Checks	19	45	348	440
Vehicle Accidents	1	1	6	3

Vehicle Vandalism - Driveway	4	8	13	16
Vehicle Vandalism - Street		1	17	10

Committee Reports

Executive Committee Report: Bonnie Lyon

The August meeting of the association’s board is canceled. Following governing guidelines, each committee will provide reports at our website.

The board has approved two motions this month:

- 1) To accept the nominating committee, chaired by Jim Canterbury.
- 2) To accept the procedures to handle a virtual annual HOA meeting (appears below).

With current meeting restrictions in place, there are changes to how the association will conduct its annual meeting. The meeting will be held remotely in accordance with the Governor’s ‘Safe Start’ order and Proclamation 20-28.

Procedures for Annual HOA Virtual Meeting.

The association’s board will send HOA meeting reminder that will:

- 1) alert homeowners of mail in ballot and budget approval format due to COVID-19 governing restrictions
- 2) ask for nominations sent via email or letter
- 3) allow for questions re budget via email or letter

Following a deadline to receive responses to 2 and 3, we will send out questions/answers, and vet and include any nominations within the ballot, and VIRTUAL ANNUAL BOARD meeting announcement.

Ballot will have a deadline for receipt.

Upon receipt of HO ballots, business manager will tally. Board will conduct a virtual meeting to cast any proxy votes and final tally will be made, and announced via email to homeowners and found at the website.

Homeowners, please note:

- Property maintenance monitoring is underway. 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. Be sure to complete and submit ACC forms for changes to front of house areas, including paint, fencing, and hardscaping.

- 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.
- Use of community parks is subject to requirements and directives from government and health authorities.

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

	June	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 500	\$ 5,355
Total Income	\$ 37,975	\$ 42,830
Expenses		
Administration	\$ 29,501	\$ 37,152
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 666	\$ 881
Professional Fees	\$ 1,478	\$ 1,960
Total Expenses	\$ 33,645	\$ 41,993
Net Income/Loss	\$ 4,330	\$ 837

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

	YTD	Budget
Revenues		
Assessment Income	\$374,750	\$374,750
Other Income	\$ 65,533	\$ 53,550
Total Income	\$440,283	\$428,300
Expenses		
Administration	\$353,142	\$371,519
Bad Debt Expense	\$ 20,000	\$ 20,000
Office	\$ 13,456	\$ 14,810
Professional Fees	\$ 19,219	\$ 23,600
Total Expenses	\$405,817	\$429,929
Net Income/Loss	\$ 34,466	\$ (1,629)

Balance Sheet as of June 30, 2020

Current Assets	\$ 647,732
Allowance for Doubtful Accounts	\$(102,385)
Current Liabilities	\$ 23,695
Income	\$ 34,466
Equity	\$ 487,186

Special Projects Committee Report: Bonnie Lyon/Cathryn Hummel
 All activities -- August Sunday Night Concerts in the Park and LAST SPLASH FAMILY DAY -- are canceled due to the Governor's proclamation regarding Safe Start.

Park equipment areas are officially closed. Any use is at your own risk.

Please stay healthy, maintain distance, wear masks, and wash your hands.

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
6/22, 6/29 & 7/15/20	109	109	1	*	**	150	56	20
7/15/20	14				Expired Tabs			
7/15/20	3				Utility Trailer			
7/15/20	1				Wrecked Vehicle			
Notice Date	Total Cumulative Property Notice	Total Cumulative Car Tab etc.	Property Notice Retractions	Car Tab Retractions				
*	226		1					

* Notice Date: 6/19, 6/22, 6/23, 7/7, 7/9, 7/10, 7/20

** Property violations: Branches, Waste Cans, Plastic on Roof, Storage Box, Exercise Bike

Architectural Control Committee Report: Jim Roberts
 20 approved projects

Legal Committee Report: Jim Canterbury

1. Discussed several payment and collection plans.
2. Advice on the State Governor Proclamation changes to HOA's on Fees, Fine and Collections for 30 days based on the Eviction Ban. Was extended until August 1st, 2020. I do hear it will be extended again to September 15th.

Security Committee Report: Jack Bramson

The King County Sheriff's Office were permitted to resume 'off duty/specialized patrols commencing the month of July. The Fairwood Greens dedicated patrols resulted in the following stats, which are in addition to traffic laws emphasis:

- 3 Traffic Warnings
- 2 Patrol Assists
- 8 Citizen Contacts

Four patrol shifts were performed after 10:00 pm

The monthly Securitas security report did not show any significant upward or downward trend in any of the reporting categories. There was a slight increase in solicitors as well as open garage doors.

There were no significant fire or other events reported related to the 4th of July and fireworks.

External Affairs Report: Cathryn Hummel

July 2020

Road closure alert

162nd Avenue SE Road Culvert Replacement

King County
Local Services
Road Services Division

King County will replace an aging culvert under 162nd Avenue SE at SE 166th Court in the Fairwood neighborhood (see map on other side).

The new, larger culvert will preserve the roadway and improve fish passage.

To do this work, we will need to close 162nd Avenue SE at SE 166th Court to all traffic for 8-10 weeks, from around Aug. 10 to Nov. 6. Signs will direct traffic along a detour, and local access will be maintained throughout the project.

Contact:
Broch Bender, Communications
bbender@kingcounty.gov | 206-263-1189

Find King County Road Services at...

- ▶ www.kingcounty.gov/roads
- ▶ Twitter: @kcroads
- ▶ Facebook: kingcountylocalservices
- ▶ Instagram: @kingcountylocalservices

To request this document in another format or language, please call 206-263-1189 (Relay: 711)

Para solicitar esta información en Español, sírvase llamar al 206-263-1189 (Relevo: 711) o envíe un mensaje de correo electrónico a bbender@kingcounty.gov.

Learn more:
www.kingcounty.gov/162AveSECulvert

Get road alerts:
www.kingcounty.gov/mycommute

