

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
March 22, 2022**

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, Steven Jackson, Lisa Lord, Bonnie Lyon, Lois McMillan, Mark Powell, and Steve Schmidt. Robert Bradley was absent. Two homeowners attended the meeting.

**Official Business**

***Approval of the Minutes:*** Jim Canterbury

**MOTION:** To approve the February Minutes as submitted. **Second:** Yes. **Discussion:** None. **Opposed:** 0. **MOTION CARRIED.**

***Review of Annual Calendar:*** Jim Canterbury

Up to date.

***Greeter's Report:*** Lenore Lee

The Greeter greeted six homeowners and one renter.

**Homeowners Comments**

A homeowner requested the Board provide more visibility of major HOA expenditures. The Board should take aggressive steps in going paperless.

A homeowner said packages were stolen from his porch on 2/4/22. He would like to be on a taskforce to catch the individuals. He appreciates Mark Powell's help on architectural issues.

**Committee Reports**

***Executive Committee:*** Bonnie Lyon

**Homeowners, be neighborly!** These issues receive the highest complaints among homeowners.

- **Clean up after your pets!** Keep dogs on leashes throughout the community.
- **Keep pathways clear.** Don't park on sidewalks and ensure 180 deg illumination of sidewalks.
- **Mind traffic speed.** Saving a few seconds traveling at higher speeds does not impact your arrival times, but may impact lives due to your carelessness.

A homeowner inquired about the requirement of 67% approval for changes to the CC&R: "any changes require 67% approval by the association of 1,500 homeowners." To change the requirement to 50.1% or majority rule to change the CC&R, at least 67% of the total membership would need to vote yes. To accomplish 1,005 votes has been from past experience impossible. If the CC&R should require amendment, we will consider the request to change for the percentage.

**Common Property Committee:** Jordan Bergeron

- Allen Park Work
  - Fencing work for both courts is schedule to occur in April
  - Thank you to Judy Todd and Neil Poussier for planting the new shrubs along the basketball court
  - Continued thanks to Neil Poussier for helping manage park work activities
  - Thank you to Bonnie Lyon for taking care of the moss growing on the roof of the Allen Park shed
- Special Projects
  - Playground Equipment Subcommittee – A survey has been sent to collect input from residents on the next stages for Allen and Toddler Park. We encourage everyone to make your voice heard. We will share the results of the survey in April
  - Wildlife Control – Committee with working with King County and other organizations to manage wild life activities in common spaces

**Communication Committee:** Bonnie Lyon

A communication subcommittee continues to review current communication methods, address homeowner concerns, and update communication plan. Four people have volunteered to work on improvements, with thanks to: Charlie Baltazar, Jenny Buron, Mary Kay Cronk, and Brian Schantz, along with two board members, Mark Powell and Bonnie Lyon, and our office manager Judy Seidel. The association’s website continues as the primary site for all information, records, and CC&R and R&R access. A new website is currently under testing. The committee is advancing on adding a Facebook page (for residents only). This will another opportunity to communicate emergent activities in the association with links to the website. Communication from homeowners is only curated through mail or email.

**Finance Committee:** Lisa Lord

**Income and Expense Report**

	<b>February</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 39,349	\$ 39,349
Other Income	\$ 8,079	\$ 5,550
<b>Total Income</b>	<b>\$ 47,428</b>	<b>\$ 44,899</b>
<b>Expenses</b>		
Administration	\$ 47,240	\$ 39,517
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,640	\$ 2,535
Professional Fees	\$ 4,627	\$ 5,964
<b>Total Expenses</b>	<b>\$ 55,507</b>	<b>\$ 50,016</b>
<b>Net Income/Loss</b>	<b>\$ (8,079)</b>	<b>\$ (5,117)</b>

**Year to Date Income and Expense Report**  
**(September 1, 2021 to February 28, 2022)**

	<b>YTD</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$228,598	\$228,598
Other Income	\$ 49,119	\$ 33,300
<b>Total Income</b>	<b>\$277,717</b>	<b>\$ 261,898</b>
<b>Expenses</b>		
Administration	\$303,577	\$230,534
Bad Debt Expense	\$ 12,000	\$ 12,000
Office	\$ 10,911	\$ 7,360
Professional Fees	\$ 19,524	\$ 15,284
<b>Total Expenses</b>	<b>\$346,012</b>	<b>\$265,178</b>
<b>Net Income/Loss</b>	<b>\$ (68,295)</b>	<b>\$ (3,280)</b>

**Balance Sheet as of February 28, 2022**

<b>Current Assets</b>	\$ 693,692
<b>Allowance for Doubtful Accounts</b>	\$(126,263)
<b>Current Liabilities</b>	\$ 189,867
<b>Income</b>	\$ (68,295)
<b>Equity</b>	\$ 445,857

Letters were sent to 271 homeowners for delinquent payment of dues.

**Special Projects Committee:** Bonnie Lyon

Homeowners, make note of the following community events:

- July 8-9-10 – GARAGE SALE
- August 7, 14, 21, 28 – AUGUST (SUNDAY) NIGHTS IN ALLEN PARK CONCERT SERIES
- September 11 – LAST SPLASH COMMUNITY PICNIC IN ALLEN PARK

**Property Maintenance Committee:** Rob Bradley

**Violation Notices Sent to Homeowners in February:80**

- First Notices: 60
- Second Notices: 13
- Third + Notices: 7

**Types of Violations noted:**

- Waste Cans left out / not out of sight from street
- Excessive debris (Leaves/branches, etc.) in yard
- Items stored within sight from the street
- Commercial and Recreational Vehicles parked at residence

**NOTE:** Moss is a problem in this area of the world. We have reached out to experts and investigated and NOW is the best time to attack Moss on the roof, sidewalks, driveways, etc. as it is growing now and the moss out will be consumed more completely.

Property Maintenance (PM) committee issued a Request for Proposal (RFI) and interviewed 2 prospective candidates to enhance our volunteer Board and replace several functions we are currently paying on a monthly basis.

**Architectural Control Committee:** Mark Powell

21 Feb 2022 to 18 March 2022

14 Approved Projects

- 1 Reroof
- 1 Air Conditioner or Heat Pump install or replace
- 4 Fence
- 1 Landscaping
- 1 Exterior painting
- 2 Driveway
- 2 Deck
- 1 Patio Cover extension
- 1 Exterior modification

1 Unapproved Projects

- Extend height of rear fence above 6 feet. Not allowed by rules.

2 Violations

- Excessive nuisance exterior light, neighbors' complaints, first warning
- Exterior painting – approved color switched last minute, warned in Feb, mediation complete

6 Enquiries for guidance/clarification of rules/guidelines

- 1 Porta potty approval
- 2 Construction dumpster approval
- 1 Roofing
- 1 Realtor – fairway house lot, potential buyer asking about rules for rear fence and dogs
- 1 Homeowner – fairway house lot, what are rules for rear fence and dogs
- 2 Landscaping, deck removal, patio replace

Misc.

- For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start.
- Spring and summer are busy times for outside projects. Please allow 4 weeks in advance of your exterior projects to submit ACC forms for review and approval. Our goal is to turn them around quickly, depending on follow up questions or inspections
- Another Adult Family Home will be operational end of summer 2022; total of 21 in FGHA
- Dumpsters, Storage pods, and Porta Potties on driveways or properties for longer than 72 hours require an approval from FGHA to avoid violation notices.

Questions from homeowners at HOA meeting 2/22/22;

1. Is data collected by the speed signs? Are they in both directions on Fairwood Boulevard?

I talked to King County about painting speed signs on the pavement and was referred to State Law? Ticketing may not solve the problem.

Yes, data is collected by the speed trailers, but not the permanent signs.

Yes, there are two permanent speed signs, one in each direction on Fairwood Blvd.

We encourage you to continue with this investigation. When you have a definitive answer, please let us know and the FGHA board will review what we can do.

You bring up very important concerns that are shared by many homeowners. I live on SE Fairwood Blvd and two years ago, I contacted unincorporated King County Road Department. As you may know, FGHA is entirely in unincorporated KC. I made a request to put a speed detect trailer out in front of my house going in the east direction of SE Fairwood Blvd. This began a process of scheduling and deploying the speed trailers with a routine swapping each direction every 4-6 weeks, depending on the availability of trailers. When one week deployment was done, I requested to set up the next convenient time on the opposite side of the street. Last fall, the KC Road Dept installed permanent mountings on sign posts in the east direction and then a mile or so eastward, again on SE Fairwood Blvd going in the west direction. They then rotate speed detect signs around on these permanent mountings elsewhere in the greater Fairwood area. We have observed that these speed signs do effectively remind people to slow down. Of course, there will be people who ignore anything put in front of them.

King County Roads currently have 5 speed detector trailers that can be requested to be deployed around their responsible area. They currently have 50 of the speed detector signs rotating through 80 locations, where there are permanent mountings on sign posts. KC says they would like to see more of the permanent mountings on sign posts within FGHA. The demand would come from how many FGHA residents are asking KC road dept for it, as well as reporting excessive speeding.

The FGHA Board has discussed the topic of purchasing and deploying speed detect signs and gathered quotes to support this possibility. Speed detect signs, batteries, optional solar panels, etc. range from \$5,000 and more each. There are additional challenges to this, such as where to install them and are there existing posts to install to, or would new posts need to be installed and would the neighboring HO support that. In addition, who would maintain them? As you may know, the streets, the sidewalks and the parallel right of ways are owned by King County Road Dept. We would need to get their support and cooperation.

As you may have heard during previous meetings, KC Officer Shirley mentioned they have been issuing warnings and tickets to speeders within FGHA. The FGHA also pays for extra KC Sheriff patrols using volunteer officers outside of their normal working hours.

Our recommendations at this time are;

a. Contact King County Road Services Dept 24/7 helpline: 206-477-8100 or 800-527-6237.  
Request a speed detector trailer for your problem location.  
Non-urgent issues email: [maint.roads@kingcounty.gov](mailto:maint.roads@kingcounty.gov).  
<https://kingcounty.gov/depts/local-services/roads/services.aspx>

b. Call non-emergency King County Sheriff: 206-296-3311 or file an online report of excessive speeding at observed location.  
<https://kingcounty.gov/depts/sheriff/on-line-reporting/on-line-reporting.aspx>

**Legal Committee:** Jim Canterbury

1. Discussion on several Lien / Collection Judgments.

2. Discuss non-foreclosure sale and Sheriff Sale Sheriff sale postpones. Working short sale and possible closer late March early April. Still working and reviewing Short Sale. Will update at Board meeting.
3. Discuss settlement agreement with Allen Park Homeowner and Adverse Possession and Timber Trespass Claim. Action taken 2/11/2022. Attorney working claim.
4. Homeowner settlement on claim, \$17,135.38, and now finalizing roof replacement.
5. Guidance on Homeowner’s Assessment/Dues Process and R&R Aesthetics.

**Security Committee:** Steven Jackson

**Security Summary** (Based on Pacific Coast Security monthly report)

	Monthly Total	Feb 14 - 20	Feb 21 - 27	Feb 28 - Mar 06	Mar 06 - 13
<b>Abandon Vehicles</b>					
<b>Alarm Calls Home/Vehicle</b>					
<b>Arrest</b>					
<b>Emergency Response</b>					
<b>Fire</b>					
<b>Loose Dog</b>					
<b>Noise Complaints</b>					
<b>Open Garages</b>	13	4	1	3	5
<b>Police Activities</b>					
<b>Property Vandalism</b>					
<b>Solicitors</b>	1		1		
<b>Stolen Golf Carts</b>					
<b>Stolen Golf Cart Recovery</b>					
<b>Stolen Property/Mail</b>					
<b>Stolen Property/Mail Recovery</b>					
<b>Stolen Vehicle</b>					
<b>Stolen Vehicle Recovery</b>					
<b>Street Lights</b>					
<b>Street Signs</b>					
<b>Theft</b>					
<b>Trespassing</b>					
<b>Vacation Checks</b>	36	9	10	9	8
<b>Vehicle Accidents</b>					
<b>Vehicle Vandalism - Driveway</b>					
<b>Vehicle Vandalism - Street</b>					

8 homes on vacation check list as of report date, which account for 36 vacation checks.

**Security Activities of Note:**

1. On February 17, 2022, at [ ] SE 175<sup>th</sup> Place, resident reported someone went through their vehicle. Nothing was removed
2. On March 04, 2022, at [ ] SE 168<sup>th</sup> Street, resident reported that the front door of address is wide open and the property is vacant. Security conducted a walk through the residence and found nothing unusual.

**King County Sheriff's Office - Info from daily officer log:**

KCSO continued off-duty patrols for February and March.

Deputy Tim Sigel retired last month (January '22), so his off-duty marked-car patrol is no longer on-site. **We now have one off-duty KCSO patrol officer.**

**March Vehicle Report**

Address	Date	Officer #	Violation: - Comm Veh - Rec Veh - Nuisance Veh	License #	Vehicle Description	Location: - Roadway - HO Prop	Notes	Photo #	Active: Yes/No	Notes	Handoff to KCSO for dispo ?
	1/10/22	0, 1	Rec Veh	Obscured	Boat on trailer	HO Property	Larger boat parked on homeowner driveway	011022-1	Yes 01/10/22 02/03/22 3/14/22	Was moved then returned	No
	1/10/22	0, 1	Comm Veh		Red Chev 3500HD Stakebed Truck	Roadway	Red comm truck with signage landscape waste and trash hauling	011022-2 011022-2B	YES 1/10/22 02/03/22 3/14/22	Still overnights	No
	1/10/22	0, 1	Rec Veh		Grey Mercedes Standup Conversion Van RV	Roadway	Large grey Mercedes conversion van RV, also in excess of 6000 lbs	011022-4	Yes 01/10/22 02/03/22 03/14/22		No
	1/10/22 and 1/16/22	0, 4	Comm Veh		White Chev 3500HD Stake Truck	Roadway	White Chev with stake bed, no signage	011622-1 011622-1B 011622-1C	Yes 01/10/22 02/03/22 Gone 03/14/22	Gone	No
	1/10/22	0, 1	Comm Veh		Green Chev Pickup with signage	Roadway	Green Chev pickup with signage on roadway has flat tire too	011022-5	Yes 01/10/22 02/03/22 03/14/22	Pickup is now roadway	No
	1/10/22	0	Comm Veh		White Ford stakebed truck	HO Property	White Ford stakebed truck seen weekends and evenings only	011022-6	Yes 01/10/22 02/03/22 03/14/22		No
	2/3/22	0, 2	Nuisance Veh		Blue Isuzu I,Mark Diesel	Roadway	Flat Tires/Not Roadworthy 8+1 cars on-site	020322-1, -2, -3	No - 02/03/22 03/14/22 see notes	8 + 1 cars at residence	Yes - Isuzu was tagged to tow, owner moved vehicle so KCSO must pull tag.
	3/14/22	0, 1	Comm Veh		White Isuzu stakebed truck	HO Property	White Isuzu stakebed parked for some time on strip adjacent to driveway	031422-1	3/14/22	Residence under construction for some time	No
	3/14/22	0, 1	Nuisance Veh		White sedan (Chrysler ?)	HO Property	Parked so as to obscure CA tabs, damaged quarter and flat tire	031422-2	3/14/22		Yes

### Vehicle Compliance Inspection:

A vehicle compliance patrol was conducted with John Meno on 3/14 to confirmed ongoing vehicle violations, as well as new checks as requested by homeowners:

- [ ] 176th Street - report of nuisance car in driveway - [‘64/’65 Mercury Monterey relic convertible]. – Gone,
- [ ] Court SE - report of RV - Gone



- [ ] SE 175th St - nuisance vehicle - address not in FGHA
- [ ] 151ST AVE SE - report white Ford p/u on lawn – pickup was properly parked on street as of 3/14/22, appears roadworthy including license and tabs so no action indicated.
- [ ] 156th Ave SE - report white car w California plates not roadworthy in driveway - observe flat tire, car backed into driveway, so license tabs obscured - confirmed and on vehicle report.
- [ ] 143rd Place SE - report white Isuzu commercial vehicle on strip adjacent to driveway- confirmed and on report.

Finishing up FGHA Monthly Vehicle Report Work Instruction that refines and simplifies FGHA Security support to Property Maintenance Committee and King County Sheriff’s Office for review/concurrence of FGHA board.

**Pacific Coast Security Support:**

Please welcome Security Officer Legeniet “Lee” Cezari as of March 3, 2022

Street Light Outages – Please report your streetlight outage to Puget Sound Energy website at this link - <https://www.pse.com/outage/report-street-light-outage> , or call them at 1-800-562-1482. They will ask for your address and a pole number which is displayed on the street side of the pole, about 6 feet above the ground.

Washington state law RCW 46.61.570 – “... it is unlawful to stop, stand, or park a vehicle on a sidewalk or planting strip.”

**External Affairs:** Steve Schmidt

**Sound Generations:** Local service provider for seniors. They provide meals, transportation, health & wellness, and assistance services. 206-448-5757. <https://soundgenerations.org/>

**Regional Aging and Disability Services:** Provides a link between federal and state funding for services for older residents and family caregivers in the Seattle-King County area and the community-based organizations that deliver the services. Partnering with community-based organizations to provide information and assistance. Call: 206 684-0660. [www.agingkingcounty.org](http://www.agingkingcounty.org)

**Master Builders Association:** MBA members and community volunteers build wheelchair access ramps to neighbors in need. These ramps provide a much-needed benefit for individuals and families who struggle to get themselves or their loved ones safely in and out of their homes. Contact them at 425.460.8232. [www.mbaks.com/community/rampathon](http://www.mbaks.com/community/rampathon)

**Community Service:** Local high schools have Community Service as graduation requirement. If in need of transportation, reading, responding to solicitations, building minor projects, lawn maintenance, or other support, contact a local high school.

Kentridge, (253) 373-7345; Kent Phoenix Academy, (253) 373-754; Kent-Meridian High School, (253) 373-7405. Eastside Catholic, (425) 295-3024; John F Kennedy Catholic, (206) 246-0500; Seattle Christian, (206) 246-8241; Renton High School, (425) 204-3457; Hazen High School,(425) 204-4200;

**Renton Volunteer programs:** Get Involved in 2022 Volunteer your time and talents to support City of Renton programs, projects, and events! Create an account at [rentonwa.gov/volunteer](http://rentonwa.gov/volunteer), check the box(es) that describe your interests and you will be notified to register when a related program, project, or event

**Shred-A-Thon:** Free shredding event to be held Saturday, May 7<sup>th</sup>, 1-4PM, Renton Christian Cent, 16640 SE Old Petrovitsky Road.

**King County Emergency Alerts:** Office of Emergency Management conducts semi-annual test of the ALERT King County regional public information and notification service. If you want to be in their system, sign up at [www.kingcounty.gov/alert](http://www.kingcounty.gov/alert).

**Heritage Projects:** 4King County's 4Culture's Heritage Projects is seeking applicants for grant funding promoting the identification, documentation, exhibition, of cultural materials. Grants range from \$1,000 to \$10,000. Contact Chieko Phillips [chieko.phillips@4culture.org](mailto:chieko.phillips@4culture.org), (206) 477-6811. Due 04/20.

**Valley General Dividend Program:** Valley Medical Hospital offers a rebate/ dividend for medical bills up to \$3,000 credit against the out of pocket bills up to \$3k. This has no income restrictions. Details here: <https://www.valleymed.org/valleydividend/>

**Parent Map and Northwest Prime Time:** Need ideas for spring and summer? Free publication available at Safeway detailing local kid and family friendly events (Parent Map) and senior's issues. Spring issue of Prime Time features Knute "Mossback" Berger of KTCS9 fame.

**COVID Relief Funds:** King County got \$10M in COVID relief funds. A 21-member Community Investment Budget allocated \$720,000 for capital projects in Fairwood. This marks the first time King County has used this community drive approach for its unincorporated areas. Want to learn more, visit [www.publicinput.com/YourVoiceYourChoice](http://www.publicinput.com/YourVoiceYourChoice).

**Summer internships:** Most government agencies have summer internships for high school and college students. Check your agency of interest. Pay varies from \$17 to \$25 per hour with 40-hour week.

Recruiting for the 2022 Environmental Stream Assessment Teams beginning. Contact Doug Williams, Department of Natural Resources and Parks, 206-477-4543

King County Airport seeking summer interns. Contact [Sharon Gartrell-Henderson](mailto:Sharon.Gartrell-Henderson@kingcounty.gov), Human Resources Manager, 206-263-3747

**Blood Bank needs:** Blood supply at extreme low. Schedule your appointment at 800-398-7888.

**King County Local Services for "Friday Local Lunch":** King County Local Services serves the unincorporated communities within King County. You can join the conversation Friday, noon hour to share questions or comments, ask for help, or just to chat, 206-477-3800.

**Roads Maintenance:** Plugged Street storm water drains? Potholes? If you have issues with roads in your neighborhood? Call the 24/7 Road Helpline at 206-477-8100 or email [Maint.Roads@kingcounty.gov](mailto:Maint.Roads@kingcounty.gov) |

**Weekly Cedar River 5K community event:** Walk, jog, run, volunteer, or spectate. Starts at 9am Cedar River Trail Trailhead The trailhead is not the easiest to find. Search the phrase "Cedar River Trailhead" in your navigation app. Register at [parkrun.us/register](http://parkrun.us/register).

**Fairwood Golf and Country Club:** Interested in summer swim and golf? Applications open. In previous years they have capped memberships and getting swim lesson openings without membership is difficult. Contact Clubhouse at (425) 226-9700; [www.fairwood.org](http://www.fairwood.org); Email: [Frontdesk@Fairwood.org](mailto:Frontdesk@Fairwood.org)

**Renton Recreation Activities for February & March:** New posted activities for March activities from Recreation & Neighborhoods Division. Some of the offerings include virtual youth dance, youth sports from Skyhawks, music and Renton Outdoors. Register at [rentonwa.gov/register](http://rentonwa.gov/register).

**Kent Recreation Activities:** Contact Kent Commons at [www.kentwa.gov/departments/kent-parks/programs-and-activities/adult-fitness](http://www.kentwa.gov/departments/kent-parks/programs-and-activities/adult-fitness), 253-856-5100.

**King County Property Taxes:** First 2022 installment due 04/30/2022. Senior citizen or disabled persons are eligible for property tax reduction. Income based with other eligibility requirements. Disabled or a veteran with at least an 80% total disability rating. For information, call 206-296-3920.

**Fairwood Library:** Fairwood library has rapid COVID test kits. Phone: (425) 226-0522. [www.kcls.org/locations/fairwood/](http://www.kcls.org/locations/fairwood/). Renton and Kent libraries are closed for renovation.

**King County Fire District 40:** Next meeting Thursday, February 24, 5:00 PM on Zoom. Dial-in: 253-215-8782; Meeting ID: 886 4934 4889; Password: 245066

**King County Fire District 40:** CPR/ AED/ First Aid classes being offered. The curriculum provided in each course is the same material made standard by the American Heart Association (AHA) and used by the AHA and American Red Cross. Classes offered at various locations across the County.

**Cedar River Water and Sewer District:** Commissioner meetings on the first and third Tuesday of every month at 3:30 p.m. Annual back flow inspections required each year where property have potable and non-potable (lawn irrigation) systems. Schedule in advance to avoid spring booking bottleneck.

**Dial 811:** Reminder to Call 811 for locates on underground utility lines.

### **Active Work**

**Jim Canterbury:**

**MOTION:** To approve Rules & Regulations Aesthetics. **Second:** Yes. **Discussion:** Discussed if Port-a-potties were a concern in the past. Discussed the signs allowed. **Opposed:** 2. **MOTION CARRIED.**

**MOTION:** To approve Assessment Due Dates/Delinquency Notice Process **Second:** Yes. **Discussion:** None. **Opposed:** 0. **MOTION CARRIED.**

**Adjournment:** Bonnie Lyon

**MOTION:** To adjourn the meeting and move into Executive Session. **Second:** Yes. **Discussion:** None. **Opposed:** 0. **MOTION CARRIED.**

### **Closing**

The meeting adjourned at 8:30 p.m. The next meeting will be on **Tuesday, April 26, 2022**, and will begin at **7:00 p.m.**