

**Fairwood Greens Homeowners' Association**  
**Monthly Board Meeting of Trustees**  
**May 23, 2023**

President Bonnie Lyon called the monthly meeting of the Board of Trustees to order at 7:00 pm at the Fairwood Golf and Country Club. A quorum was present. Trustees in attendance were Jim Canterbury, Steve Jackson, Joe Krumbach, Lisa Lord, Bonnie Lyon, Nathan Popovich, Brian Schanz, and Barbara Young. Mark Powell was absent by arrangement. Six homeowners attended the meeting.

**Common Property Committee Presentation**

The Common Property Committee Chair, Nathan Popovich, presented proposals for play equipment replacement at both Allen and Toddler Park. These presentations will be available on the website at [www.fairwoogreens.org](http://www.fairwoogreens.org).

**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. Minutes approved.**

**Review of Annual Calendar:** Jim Canterbury

**Government/Guests Reports to the Board**

**King County Sheriff's Department - Deputy Sam Shirley**

Officer Shirley stated that FGHA remains a low-crime area in King County. He stated that the majority of the calls within the service area this month were regarding car prowls and a hit and run involving a pedestrian with a stroller. Officer Shirley recommends homeowners obtain a recording/camera doorbell such as "Ring" and face it towards the street, this helps police officers be able to identify license plates regarding hit and runs and street crimes. Officer Shirley announced that he has deferred his retirement for one more year and will retire in June 2024.

**Homeowner Comments**

The Board always welcome members to attend our meetings so you can stay informed about what is going on in the community. While member input is important, any member comments at a Board meeting must be related to an agenda item in that meeting and comments will be limited to 3 minutes, so Board meetings are not unduly prolonged and to give other attendees the opportunity to speak. **Homeowner comments are summarized.**

Homeowners commented on commercial vehicle violations, park updates and play equipment replacements, property maintenance and yard violations, and the Allen Park settlement.

**Committee Reports**

**Executive Committee:** Bonnie Lyon

Update your homeowner handbook by adding the new R&R regarding anti-harassment and replacing updated R&R sent to homeowners along with an updated table of contents and fine summary. If you need assistance, send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org) (or use the online communication form at [www.fairwoodgreens.org](http://www.fairwoodgreens.org)). All R&R can be found at the association's website.

Thank you to the several hundreds of homeowners who have completed and submitted a General Authorization for Electronic Communication. These homeowners assist with managing budgeted mailing costs. A fillable form can be found at the association's website.

Be sure to check the website for other on-line fillable forms:

- Architectural Control Approval
- Commercial Vehicle Exception Request (updated)

- RV Variance Request (updated)
- Homeowner Lessor Agreement
- Security Vacation Request
- Park Usage
- Report of Egregious Conduct (new)
- Claim of Harassment (new)

Board has settled a lawsuit brought against the homeowners’ association by homeowner adjacent to Allen Park following a summary judgement in favor of plaintiff.

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

- PET OWNERS, MONITOR YOUR PETS! Keep dogs on leashes throughout the community and particularly within our parks and remove feces to your own trash receptacle.
- KEEP PATHWAYS CLEAR. Do not park on sidewalks; ensure 180 deg illumination of sidewalks. Homeowners are required to keep sidewalks free of any debris.
- MIND YOUR SPEED. Saving a few seconds traveling at higher speeds does not impact your arrival times but may impact lives due to your carelessness.
- DO NOT TEXT AND DRIVE. Please be mindful of your surroundings so that you have a safe drive through our neighborhood.
- RV AND COMMERCIAL VEHICLES ARE GOVERNED BY R&R. Please review the R&R for specifics and ensure that you are not in violation.

Do you wish to volunteer within your community? There is always something to be done! We have several active subcommittees where you can assist.

**Finance Committee:** Mark Powell

Please note that budget amounts are allocated across the 12-month period. The FGHA 2023 budget (Sept 2022 to Aug 2023) is planned to run a monthly deficit until January 2023 when planned assessment dues increase.

**Income and Expense Report - April**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 47,250	\$ 47,250
Other Income	\$ 3,656	\$ 5,500
<b>Total Income</b>	\$ 50,906	\$ 52,770
<b>Expenses</b>		
Security	\$ 33,121	\$ 32,040
Common Properties	\$ (598)	\$ 4,279
Special Events/Community	\$ 731	\$ 850
Utilities	\$ 87	\$1,300
Office	\$ 1,630	\$ 1,667
Professional Fees	\$ 7,101	\$ 7,495
Other	\$2,000	\$2,000
<b>Total Expenses</b>	\$ 44,072	\$ 49,631
<b>Net Income/Loss</b>	\$ 6,834	\$ 3,139

**Year to Date Income and Expense Report  
(September 1, 2022 to April 30, 2023)**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 346,395	\$ 346,395
Other Income	\$ 42,096	\$ 44,000

<b>Total Income</b>	\$ 388,491	\$ 390,556
<b>Expenses</b>		
Security	\$ 261,369	\$ 256,320
Common Properties	\$ 26,314	\$ 34,232
Special Events/Community	\$ 5,275	\$ 6,800
Utilities	\$10,924	\$ 10,400
Office	\$ 17,677	\$ 14,906
Professional Fees	\$ 69,362	\$ 64,060
Other	\$15,944	\$16,000
<b>Total Expenses</b>	\$ 406,865	\$ 402,718
<b>Net Income/Loss</b>	\$ (18,375)	\$ (12,162)

**Balance Sheet as of April 30, 2023**

<b>Total Assets</b>	\$ 405,390
<b>Total Liabilities</b>	\$ 93,909
<b>Total Equity</b>	\$ 311,481

**Legal Committee:** Jim Canterbury

- Discussed several lien/collection judgements. 13 liens filed non-payment of dues.
- Discussed appeal process hearing with our attorney.
- Discussed commercial/RV parking within the HOA.
- Discussed Allen Park adverse possession since the judge legally quieted title through summary judgement, that judgement unappealable.

**Property Maintenance Committee:** Lisa Lord

Inspection Summary Report April 23, 2023-May 23, 2023

**Properties**

Number of Properties with Violations	22
Total Violations	29
1st Violation	24
2nd Violation	2
3rd Violation	2
4th Violation	1

**Violation Categories**

Rules & Regulations - Nuisance Vehicles	1
Rules & Regulations - Home Exterior Maintenance	3
Rules & Regulations - Aesthetics - Yard Maintenance	8
Rules & Regulations - Aesthetics - Holiday Decorations	1
Rules & Regulations - Recreational Vehicles	3
Rules & Regulations - Commercial Vehicles	8
Rules & Regulations - Aesthetics - Home Exterior Maintenance	2
Rules & Regulations - ACC Non-compliance	3
Closed Violations	3

**Architectural Control Committee:** Mark Powell  
 No Report

**Security Committee:** Steven Jackson

**Security Summary Based on Pacific Coast Security monthly report:**

	<i>May '23 Total</i>	<i>April 23 – 29</i>	<i>April 30 – May 6</i>	<i>May 7 – May 13</i>
<b>Abandon Vehicles</b>	2		1	1
<b>Alarm Calls Home/Vehicle</b>	2		1	1
<b>Barking Dog</b>				
<b>Emergency Response</b>				
<b>Fire</b>				
<b>Loose Dog</b>	1			1
<b>Noise Complaints</b>				
<b>Open Garages</b>	14	8	4	2
<b>Police Activities</b>				
<b>Property Vandalism</b>				
<b>Solicitors</b>	2		1	1
<b>Stolen Property/Mail</b>				
<b>Stolen Vehicle</b>				
<b>Street Lights</b>				
<b>Street Signs</b>				
<b>Theft</b>				
<b>Trespassing</b>	1		1	
<b>Vacation Checks</b>	31	9	11	11
<b>Vehicle Accidents</b>				
<b>Vehicle Vandalism</b>				
<b>Neighborhood Dispute</b>	2			2
<b>Suspicious Person / Action</b>	1		1	

11 homes on vacation checklist, down from 14 last month with one camper.

**Security Activities of Note / Pacific Coast Security - Info from officer daily activity report, weekly summary:**

- 1) May 4, 2023, at approximately 4:59 am resident called the Security Officer to report at approximately 5am he saw a suspicious person on his ring camera walking around his truck and looking through the windows of the truck. The suspicious person, white male, was wearing a black hoodie, blue jeans, white sneakers with short black hair, approximately 6' 2" tall.
- 2) May 4, 2023, at approximately 11:52 am. A resident that did not want to be identified called the Security Officer Jon Meno and stated that when he was at Allen Park, he noticed one of the picnic tables that's closest to the road was covered with trash and wrapper on picnic table.
- 3) May 3, 2023, at approximately 4:27pm located at Fairwood Blvd there has been a vehicle parked on the sidewalk for weeks.
- 4) May 9, 2023, at approximately 9:51am. Resident called Security Officer reporting that a female was on the golf course threatening golfers with a sword. The resident had words with the suspect. Another person had gone around the front of the residence home to get the house number and was also threatened. When Security Officer arrived at said address, the homeowner motioned to me thru the front window that everything is ok.

- 5) May 9, 2023, at approximately 12:45 pm resident located called the Security Officer reporting that there was a female, unknown name with her two kids playing in the 6th hole sand trap while there were golfers on the course. The resident stated that he calmly asked the female individual to please take her kids off the course because it is dangerous. Female suspect yelled back at him and said not to make her angry. The King County Sheriff was contacted, and Deputy Shirley responded.
- 6) May 11, 2023 at approximately 5:23 pm, a resident called the Security Officer regarding a big horse trailer parked on the roadside for a couple of weeks.
- 7) On May 11, 2023, at approximately 6:41pm resident found a lost dog. If anyone has lost a dog, please contact Security.

**FGHA Security Noise/Egregious/Anti-Harassment Violation Notices:** None.

***King County Sheriff's Office***

We continue off-duty KCSO patrols. Currently evaluating need to go back to second officer during summer, children out of school and return to work. Activities include traffic emphasis generally.

***Info from daily officer log:***

- 1) Traffic emphasis near construction area, traffic stop, failure to stop at stop sign; warning issued. Traffic emphasis, traffic stop for speeding; warning issued. Followed up on illegally parked boat, no boat observed.
- 2) Traffic emphasis. Followed up on 9-1-1 hang-up, everything OK.
- 3) Checked on FGHA parking complaints, homeowner moved/removed vehicle. Traffic emphasis, 1 warning for speeding. Traffic emphasis.
- 4) Followed up on FGHA parking complaints, vehicle with expired tabs moved out of area. Helped with mental complaint at golf course area. Traffic emphasis.
- 5) Contacted resident regarding horse trailer, tagged for 24-hour tow to impound. Followed up on boat and trailer illegally parked. Traffic emphasis, 1 notice of infraction for speeding.
- 6) Followed up on horse trailer and boat trailer, both were gone. Traffic emphasis.

***May '23 Vehicle Report***

- 1) Commercial Vehicles – Multiple paint contractor commercial vans on premises over time - FINES IN PROGRESS – HELD FOR FIRST APPEAL DATA; IMAGES OF VEHICLE INTERIOR.
- 2) RV – Motorhome in driveway. REVIEW BY LEGAL DETERMINED ADA APPLY, TEMP POTENTIALLY GRANTED SUBJECT TO REVIEW OF ADA CONDITION.
- 3) Commercial Vehicle – Commercial van. NO EXEMPTION REQUEST AND NO REGISTRATION SUBMITTED – OUT IN 90 DAYS FROM LETTER DATED 4-7-23.
- 4) RV Violation (boat), repeat offender, 1st notice. GONE
- 5) Commercial Vehicle (Cargo Van on street), 1st notice. HELD FOR 1ST APPEAL DATA AND COMPLIANCE CHECK.
- 6) Nuisance Vehicles (not roadworthy), 1st notice, VEHICLE HAS BEEN MOVED OUT, PROPERTY NOW IN COMPLIANCE.
- 7) RV Violation (boat), repeat offender, 1st notice. GONE
- 8) Commercial Vehicle (Cargo Van in driveway), 1st notice. HELD FOR COMPLETE APPEAL DATA, REGISTRATION, AND IMAGE OF INTERIOR.
- 9) Commercial Vehicle (SUV with signage), 1st notice, multiple violations over time on other vehicles. COMMERCIAL MARKING REMOVED FROM VEHICLE. PROPERTY NOW IN COMPLIANCE.
- 10) Commercial Vehicle (Van), several violations over time. LARGE STANDUP VAN HELD FOR APPEAL DATA, VEHICLE REGISTRATION AND PHOTO OF INTERIOR.
- 11) (Qty 2) Commercial Vehicle (Cargo Vans) parked in driveway, 1st notice manual delivery. HELD FOR 1ST APPEAL DATA AND COMPLIANCE CHECK
- 12) Commercial Vehicle (Cargo Van) HELD FOR 1ST APPEAL DATA AND COMPLIANCE CHECK.
- 13) Commercial Vehicle (Van and utility truck). 1st notice manual delivery. HELD FOR 1ST APPEAL DATA AND COMPLIANCE CHECK -
- 14) RV/Comm Vehicle (horse trailer) on roadway. Security was first made aware of the horse trailer on March 23, 2023, and King County Sheriff's Office was notified because the roadway partially blocked and purview of King County. KCSO confirmed that the trailer was properly licensed and helped to properly park. The trailer moved out soon thereafter but reappeared circa April 22, sanctions began soon thereafter. KCSO returned to the address May 11, and talked to a resident. The trailer was tagged for 24 hour impound at that time. Owner moved trailer down street but remained in violation of FGHA regs. TRAILER HAS BEEN MOVED OFF FGHA PROPERTY AS OF AFTERNOON OF MAY 16 19, 2023.
- 15) REQUEST FOR RV TEMP GRANTED FOR UP TO 3 WEEKS AFTER 5-3-23.

**Pacific Coast Security Contract Oversight:** Pacific Coast Security continues to be responsive to FGHA requests.

- Continue on-boarding new PCS Ops Manager Tina Carel.

- Asked PCS to bring forward a plan to improve patrol vehicle reliability.
- Continue emphasis on patrol frequency (3 rounds per shift).

**HOMEOWNERS REMEMBER:**

- SPEED LIMIT THROUGHOUT FAIRWOOD GREENS IS 25 MPH.
- It is unlawful to park on a sidewalk in Washington State per RCW 46.61.570.
- It is unlawful to park against traffic in Washington State.

**Common Property Committee:** Nathan Popovich

**Entrance off of 140<sup>th</sup> Ave SE**

- The guys from the Saturday morning pickleball group have volunteered to remove the 6 existing trees in the median. They will plant the new trees and Otto Luyken.
  - A permit is required by King County to remove the “Street Trees” in the median. The application has been sent in. King County specifies they will respond within 6 weeks.
  - Removal targeted for July 8<sup>th</sup>-July 23<sup>rd</sup>, 2023.
  - Once the permit is in hand we will purchase 7 King County approved trees and several Otto Luyken.
  - At the time of planting, we will be in need of a volunteer with a pickup truck to transport a yard of topsoil. If you are willing to volunteer your time and your truck please send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org).
- The entrance needs new bark/mulch once the planting is completed.
- Replacement electrical components have arrived to replace the damaged light and another monument light that has died.
- Green Effects will be thatching, aerating, and seeding the grass along the South side of the entrance.
- Mechanical timers need to be replaced.

**Allen Park**

- Our parks are for Fairwood Green’s residents and their guests.
- Dog Poop... Pick it up!
- Trash in the park – if you can pack it in, you can pack it out.
  - Please clean up after yourselves, children, guests, and pets.
  - There have been requests for a garbage can at the park. We placed a can there last year with poor results.
    - o Even with the can, patrons of the park were unable to put their garbage in the can.
    - o On several occasions it was filled with garbage bags from home use.
    - o Volunteers have already been removing trash and putting it in their personal garbage cans. Waste management will not enter the park, remove the garbage, and replace the can liners. Retaining a service like this would be costly, passing on the burden to homeowners that do not utilize the park.
- Play Equipment Replacement
  - The subcommittee completed a survey of Fairwood Elementary students where the final two options were presented.
  - The Replacement Play Equipment Project Proposal was presented at the May 23rd meeting. It will be available on the website shortly.
  - During the 1st two summer concerts a table will be set up with images of the two choices to collect homeowner feedback and create awareness of the up and coming improvements.
  - This project will be funded with a special assessment.
- Irrigation System: The controller box is malfunctioning and has hit end-of-life. A replacement controller is being ordered and should be replaced Memorial Day weekend.
- Flower Beds
  - Glen Templeton donated and delivered several yards of wood chips for the flower beds.
  - The guys from the Saturday morning pickleball group volunteered several hours of labor to get the chips spread out on the flower beds.
- Shed: A volunteer cleaned all of the moss and debris off the shed.
- Porta Potty
  - It’s back!
  - As a reminder, please do not put trash in the porta potty.
- Allen Park Tour Drone Video
  - Volunteers created a video tour with drone footage of the park.
  - This video was presented at board meeting.
  - Pending board approval, it will be posted on the Fairwood Greens website.

### **Toddler Park**

- The subcommittee has identified a vendor for play equipment replacement.
- The Replacement Play Equipment Project Proposal was presented at the May 23<sup>rd</sup> meeting. It will be available on the website shortly.
- This project will be funded with a special assessment.

### **Flags**

- On May 14th, volunteers put up American Flags throughout the neighborhood.
- Thank you to our volunteers Anthony Berkley, Troy Grindle, Steven Otto, and Peter Lindgren.

### **Cul-de-sacs**

- Cul-de-sac Rejuvenation Committee – we are looking for a group of volunteers to help with clean up, maintenance plant donations and improvements.
- If you are interested in volunteering or donating plants please send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org)

### **Open Actions**

- Replacement of timers for lights at the entrance and pickleball signage will be evaluated/prioritized based on budgetary constraints.

### **Budget**

- Utilizing volunteers for flood mitigation, holiday lights, cul-de-sac rejuvenation, putting up and taking down flags, planting, weeding flower beds, cleaning moss and debris off the shed has been saving the association a substantial amount of money keeping common properties on budget.
- Thank you to all of you who have volunteered.

### ***Special Projects Committee:*** Bonnie Lyon

2023 dates for events are:

- July 7-8-9 Garage Sale
- August 6, 13, 20, 27 Music in the Park
- September 10 Last Splash

### ***External Affairs:*** Joe Krumbach

I met with Cody Echols, Chief of Staff for Commissioner Reagan Dunn's Office on May 5. We discussed having Reagan come to an upcoming Board Meeting. Reagan will not be able to join us for the June Meeting, but Cody will come in his place as part of the Government portion of our meeting at the beginning.

During that discussion we covered a broad array of topics with the most fruitful being having the County look at putting in fog lines on Fairwood Blvd to help deter speeding on the Blvd.

I also discovered that the King County Sheriff's Department is down approximately 107 officers needed to meet their staffing goals which is one of the reasons we seem to have a lot less visibility of officers patrolling 140th but the unincorporated parts of King County. The challenge seems to be related to finding people who want to be officers.

***Greeter's Report:*** Greeting new homeowners is once again fully underway with three new homeowners contacted and three meetings. All three completed and submitted a General Authorization for Electronic Communication.

### ***Active Work: Board of Directors***

Common Property Committee to prepare draft special assessment budget and present to Board.  
Upcoming additions/revisions to annual calendar.

### ***Adjournment to Executive Session:*** Bonnie Lyon

**MOTION:** To enter Executive Session **Second:** Yes. **Discussion:** None. **Opposed:** 0. **MOTION CARRIED.**

The meeting adjourned at 8:45 PM. The next meeting will be held on **Tuesday, June 27, 2023**, and will begin at **7:00 PM** with a meet and greet beginning at 6:30 PM