

**Fairwood Greens Homeowners' Association**  
**Monthly Board Meeting of Trustees**  
**June 27, 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, Mark Powell and Brian Schanz. Nathan Popovich and Barbara Young were absent by arrangement. Four homeowners attended the meeting.

**Official Business**

**Approval of the Minutes:** Jim Canterbury

**MOTION:** To approve the May Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED. Minutes approved.**

**Review of Annual Calendar:** Jim Canterbury

**Government/Guests Reports to the Board**

**Chief of Staff for Commissioner Reagan Dunn's Office – Cody Echols**

Cody Echols attended the meeting to answer homeowner questions regarding the community. He addressed the status of Reagan Dunn pulling out of the homeless alliance, as recently discussed in Reagan's op-ed in the Seattle Times. He addressed the challenges of filling the open positions within the King County Sheriff's Office. The office is currently down 100 officers. The city is considering putting together a job position for a recruiter. He discussed the participatory budgeting and advised homeowners to respond to the community surveys that are sent out via email to notify the city of where they would like funds allocated and which projects they would like to fund.

**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 the Allen Park settlement, and thanked the Board for their hard work as volunteers.

**Committee Reports**

**Executive Committee:** Bonnie Lyon

Recently, a homeowner adjacent to the Allen Park pickleball courts filed suit against the association for tree trespass claiming that they owned property upon which a now deceased homeowner had planted trees. A survey performed by the association in advance of work clearly showed the property to be part of the association's common properties as did a search of King County plat records which showed ownership of the property belonged to FGHA. The association alerted our insurance carrier of the legal action who then defended the association with what was felt to be a strong case.

The homeowner filed for a summary judgment and was successful. This means that his claim for the property was upheld by a judge. A summary judgment does not allow for appeal. There was a monetary settlement paid by the association's insurance company, along with fees attached to the association. These have been paid in full.

While it is difficult to accept this action that affects 1,499 homeowners who have enjoyed this property in common for the over 50 years of our association, we move forward, knowing that we have added the pickleball courts that were envisioned by our parks volunteers. We appeal to all park users to be respectful of adjacent park homeowners. Homeowners who live adjacent to parks must recognize that the association maintains its parks for all users.

Homeowners whose properties about the association’s common areas are entitled to fence their property with the same requirements of all homeowners, particularly in regard to ACC permit. The association does not pay for fences between homeowners and common areas.

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

- **MIND YOUR SPEED. SPEED LIMIT IS 25 MPH** for a reason. The wide boulevards are not there as an invitation to speed, but to allow on-street parking. It is a proven statistic that parking on the street slows roadway users by the visual impact of a crowded road. Saving a few seconds traveling at higher speeds does not impact your arrival times but may impact lives due to your carelessness.
- **KEEP PATHWAYS CLEAR.** Do not park on sidewalks; ensure 180 deg illumination of sidewalks. Homeowners are required to keep sidewalks free of any debris.
- **DO NOT TEXT AND DRIVE.** Please be mindful of your surroundings so that you have a safe drive through our neighborhood.
- **PET OWNERS, MONITOR YOUR PETS!** Keep dogs on leashes throughout the community and particularly within our parks. Remove your pet’s feces to your own trash receptacle.
- **RV AND COMMERCIAL VEHICLE 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.

**Nomination Committee** has been formed. If you are interested in allowing your name to be placed on ballot for September’s Homeowners’ Meeting wherein we will elect three trustees, please forward a brief bio to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org). If you are contacted, please consider agreeing to volunteer. Our volunteer board keeps the costs of our association as minimal as it is.

**Finance Committee:** Mark Powell

**Treasurer Report, June 2023**

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 - May**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 47,250	\$ 47,250
Other Income	\$ 4,327	\$ 5,500
<b>Total Income</b>	<b>\$ 51,577</b>	<b>\$ 52,770</b>
<b>Expenses</b>		
Security	\$ 33,160	\$ 32,040
Common Properties	\$ 4,270	\$ 4,279
Special Events/Community	\$ 10,521	\$ 850
Utilities	\$ 553	\$1,300
Office	\$ 3,572	\$ 1,667
Professional Fees	\$ 43,392	\$ 13,990
Other	\$2,000	\$2,000
<b>Total Expenses</b>	<b>\$ 97,469</b>	<b>\$ 49,631</b>
<b>Net Income/Loss</b>	<b>\$ (45,892)</b>	<b>\$ 3,139</b>

**Year to Date Income and Expense Report  
(September 1, 2022 to May 31, 2023)**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 393,645	\$ 393,645
Other Income	\$ 45,616	\$ 49,500
<b>Total Income</b>	<b>\$ 439,261</b>	<b>\$ 443,326</b>

<b>Expenses</b>		
Security	\$ 294,528	\$ 288,360
Common Properties	\$ 30,584	\$ 38,511
Special Events/Community	\$ 15,797	\$ 7,650
Utilities	\$11,478	\$ 11,700
Office	\$ 21,249	\$ 16,573
Professional Fees	\$ 112,754	\$ 71,555
Other	\$17,944	\$18,000
<b>Total Expenses</b>	\$ 504,335	\$ 452,349
<b>Net Income/Loss</b>	\$ (65,074)	\$ (9,023)

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

<b>Total Assets</b>	\$ 331,961
<b>Total Liabilities</b>	\$ 51,120
<b>Total Equity</b>	\$ 280,842

**Legal Committee:** Jim Canterbury

1. Discussed several Lien payment and collection plans.
2. Discussed Appeal Process Hearing with our Attorney.
3. Discussed Neighbor to Neighbor Annoying / Egregious Conduct / Ant-Harassment – Complaint filed.

**Property Maintenance Committee:** Lisa Lord

The Property Maintenance Committee is addressing general lawn maintenance and weeds/grass growing in sidewalks and driveways. Removal of grass, weeds and debris from sidewalks is homeowner responsibility.

Currently Potelco is working on the underground electrical toward the main entrance. If your property is adversely affected by this work it will be noted in your property account. Thank you to homeowners who are being impacted and have been respectful to the workers and the ‘no parking’ and ‘sidewalk closed’ signage.

Friendly reminder that Recreational Vehicles including boats, jet skis, motorhomes, etc. are allowed a 48-hour period to be parked at the property for loading/unloading and prep/clean-up. Recreational Vehicles at properties longer than the 48-hour period are subject to violation notice. Please do not block other homeowner access to driveways, sidewalks and mailboxes. Should the Recreational Vehicle be at your property for longer than 48 hours you must submit a written request prior to arrival of the Recreational Vehicle to the Property Maintenance Committee for review.

Complete Rules and Regulations are available on the website. [www.fairwoodgreens.org](http://www.fairwoodgreens.org)

HOALife continues to be a useful tool for the property maintenance process. Thank you to those who have communicated through your homeowner portal.

**Friendly reminders-**

- Please clean up after your pets. Take your pet waste home. Be kind to your neighbors and do not place animal waste in cans that are not yours.
- Trash, Recycle and Yard Waste cans are to be placed out of view within 24 hours after pick-up day.
- Sidewalk in need of repair please contact the King County Road Department 24/7 helpline: 206-477-8100 or 800-527-6237 <https://kingcounty.gov/depts/local-services/roads/services.aspx>
- Street light out please contact PSE at 888-225-5773 or email: [customer@pse.com](mailto:customer@pse.com)
- Suspect water leak please contact Cedar River Water and Sewer - Office 425-255-6370, Email - [custsvc@crwsd.com](mailto:custsvc@crwsd.com)

Inspection Summary Report May 23, 2023-June 27, 2023

**Properties**

Number of Properties with Violations	158
Total Violations	238
1st Violation	209

2nd Violation	26
3rd Violation	3

**Violation Categories**

Rules & Regulations - Waste Container Storage	3
Rules & Regulations - Nuisance Vehicles	1
Rules & Regulations - Home Exterior Maintenance	6
Rules & Regulations - Aesthetics - Yard Maintenance	211
Rules & Regulations - Aesthetics - Holiday Decorations	2
Rules & Regulations - Recreational Vehicles	1
Rules & Regulations - Commercial Vehicles	11
Rules & Regulations - Aesthetics - Home Exterior Maintenance	2
Rules & Regulations - ACC Non-compliance	2
Closed Violations	41

**Architectural Control Committee:** Mark Powell  
 21 April 2023 to 23 June 2023

53 Approved Projects

- 3 Greenhouse
- 11 Roofs/gutter
- 10 Fence
- 18 Exterior painting
- 2 Patio cover
- 4 Driveway, patio
- 2 Siding, paint
- 3 Landscaping front yard, retaining wall

0 Unapproved Projects

2 ACC violations

- Driveway without approved ACC form
- Fence without approved ACC form

3 Enquiries for guidance/clarification of rules/guidelines

- Is fence project ACC approved?
- Fence guidelines
- Is house exterior paint project approved?

Misc.

- All exterior projects require an approved ACC form to be in place prior to start of projects. Includes driveway replacements. Failure to do so will result in fines.
- For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start. Phone 425-902-6994
- 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
- Dumpsters, Storage pods, and Porta Potties on driveways or properties for longer than 72 hours require an approval from FGHA to avoid violation notices.
- Setbacks – FGHA and King County Code require minimum 5 foot setbacks for all structures in side yards, backyards and front yards. Be sure your projects are in compliance.
- If exterior landscaping projects near natural streams (Madsen Creek and tributaries) are situated within the 65 foot critical natural area buffer along the streams, these projects MUST apply and be granted permits from King County Permitting and WA State Dept of Wildlife & Fish, before FGHA ACC approval will be granted.
- Shed projects that have electricity and/or water installed become “habitable” and will require King County Permits to be legal. Shed projects must comply with ACC R&R and Guidelines.

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

	<i>June '23 Total</i>	<i>May 27 – June 3</i>	<i>June 4 – June 10</i>	<i>June 11 – June 17</i>
<b>Abandon Vehicles</b>	1			1
<b>Assault / Threats</b>	2		2	
<b>Barking Dog</b>				
<b>Break-In</b>				
<b>Burglary</b>				
<b>Emergency Response</b>	1			1
<b>Fire</b>				
<b>Loose Dog</b>	1		1	
<b>Noise Complaints</b>				
<b>Open Garages</b>	15	6	7	2
<b>Solicitors</b>	5		3	2
<b>Stolen Property/Mail</b>				
<b>Theft</b>				
<b>Trespassing</b>				
<b>Vacation Checks</b>	31	9	9	13
<b>Vehicle Accidents</b>				
<b>Neighborhood Dispute</b>				
<b>Suspicious Person / Action</b>	1			1

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

- 1) May 27, 2023 Resident reported that a package was delivered at approximately 11:24 am. The package was stolen at approximately 6:40 pm.
- 2) June 4, 2023 at approximately 11:08 pm Resident reported that her son was parked in front of their home, when a suspicious man walked up to his car in an aggressive manner. The man hit the front of the son's car and walked away. The resident described the man being a white male, tall, well built, wearing a t-shirt and Jeans.
- 3) June 4, 2023 at approximately 2:58 pm Resident reported to the Security Officer on duty that he was at the park with his family when he saw a Caucasian male wearing a tank top and shorts. The Caucasian male was letting his dog run around the park without a leash. The Resident walked up to the Caucasian male in the tank top and shorts and asked him to leash his dog, The resident stated that the Caucasian male started threatening the resident and was making gestures like he was going to punch the resident. At that time the Resident called the Security Officer on duty. The Caucasian man and his dog got into a white pickup truck and took off out of Fairwood Greens.
- 4) June 10, 2023, at approximately 3:13 am Resident reported a black Chevy SUV passenger door wide open. The Security Officer attempted to knock on the resident, but the resident did not answer the door.

- 5) June 11, 2023, at approximately 4:10 pm female was walking, slipped, fell and hit her head on the ground. She started bleeding from the back of her skull. 911 was called immediately and the victim was taken to the hospital. Witness approached her and noticed there was blood on her hand and on the ground the witness waited with her until the ambulance arrived.
- 6) June 12, 2023 at approximately 1:18 pm Resident reported that there was a young white male between the ages of 19 and 22 years of age, possibly posing as a Puget Sound Energy employee and looking really suspicious. Suspicious person was wearing gray pants, gray hat, brown shoes, reflective vest and carrying a backpack. The Security Officer approached the suspicious person and found he works for Hydromax, a subcontracted by Puget Sound Energy.
- 7) June 14, 2023 at approximately 9:28 pm Resident reported that there is a travel trailer that has been parked on the roadside for several weeks, Resident stated that it blocks her mailbox.

**FGHA Security Noise/Egregious/Anti-Harassment Violation Notices:**

*One Anti-Harassment violation in-work.*

**King County Sheriff's Office**

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

**Info from daily officer log:**

- 1) Traffic emphasis **1 notice of infraction for speeding.**
- 2) Traffic emphasis, area check. No business vehicles in the neighborhood. No horse trailer or boat from previous complaints.
- 3) Traffic emphasis Area check looking for work truck. No work vans were present. **1 warning for speed.** Area check found the work van legally parked with valid license tabs. Seems to be a take-home work vehicle.
- 4) Traffic emphasis.
- 5) Traffic emphasis. **1 traffic stop for being on a cell phone while driving. 1 traffic stop for speeding.**
- 6) Traffic emphasis.
- 7) Traffic emphasis.

First Year of HOALife Deployment:

39 Vehicle Violations, 28 Resolved (2 Waivers, 1 Temp), 11 In-Work

**Pacific Coast Security – Contract Oversight:**

Pacific Coast Security continues to be responsive to FGHA requests.

- Moved to more reliable Rav4 patrol vehicle.
- Expect budget increase proposal by 1 August.
- Planning vehicle compliance inspection at earliest convenience.
  - o Emergency Equipment
  - o Appearance
  - o Lightbar

- 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.
- **SPEED LIMIT THROUGHOUT FAIRWOOD GREENS IS 25 MPH.**

Vehicle Report

Violation Number and Type	Address	Born-on Date	Veh Type	Cure Date	PMC Rev Date & Determination
VLT - 00-0000 - Comm Veh.	[ ]	07/06/22	Cargo Van	3/10/2023 -> 8-31-23	HEADED TO FINAL APPEAL, OUT BY 8-31-23
VLT - 00-0000 - Comm Veh.	[ ]	01/23/23	Standup Cargo Van	6/25/23	READY FOR INSPECTION 6/25/23
VLT-71-2884 - RV	[ ]	01/23/23	Motorhome	2/5/13	FINAL APPEAL SCHEDULED FOR 7-6-23
VLT - 00-0000 - Comm Veh.	[ ]	01/25/23	Standup Cargo Van	6/1/24	WAIVER APPROVED, OUT BY 6-1-24
VLT - 00-0000 - Comm Veh.	[ ]	02/20/23	Cargo Van	8/30/23	NO RESPONSE TO DATE, OUT BY 8-30-23
VLT - 00-0000 - Comm Veh.	[ ]	04/16/23	Cargo Van	7/15/23	NO RESPONSE TO DATE, OUT BY 7-15-23
VLT - 00-0000 - Comm Veh.	[ ]	04/16/23	Cargo Van	7/15/23	6-21 PMC Finding - Noncompliant
VLT - 00-0000 - Comm Veh.	[ ]	04/16/23	Standup Cargo Van	7/15/23	NEEDS INSPECTION ON [ ]
VLT - 00-0000 - Comm Veh.	[ ]	04/16/23	Two Cargo Vans	7/15/23	NO RESPONSE TO DATE - NEEDS INSPECTION
VLT-76-5215 - Comm Veh	[ ]	04/16/23	Cargo Van	7/15/23	NO RESPONSE TO DATE - NEEDS INSPECTION
VLT - 00-0000 - Comm Veh.	[ ]	04/16/23	Van and Utility Trailer	7/15/23	6-21 PMC Finding - Noncompliant
VLT - 00-0000 - Comm Veh.	[ ]	05/23/23	Motorhome blocks visibility of elementary school crosswalk	7/15/23	GONE
VLT - 00-0000 - Comm Veh.	[ ]	05/29/23	Comm Veh	8/27/23	6-21 PMC Finding - Noncompliant
VLT-80-07VLT - 00-0000 - Comm Veh.66-Comm Veh	[ ]	05/29/23	Comm Veh	7/1/23	PMC Rejected appeal on chronic - back to homeowner for final for appeal

**Common Property Committee:** Nathan Popovich

**Entrance at Fairwood Blvd & 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.

- A permit is required by King County to remove the “Street Trees” in the median. King County should respond by the end of the first week of July. Once the permit is in hand, we will purchase 7 King County approved trees and several Otto Luyken.
- Removal targeted between July 8 and July 23, 2023.
- At the time of planting, a volunteer offered use of his pickup truck to transport a yard of topsoil. The entrance needs new bark/mulch once the planting is completed. The damaged light from the car accident and another monument light were replaced. Mechanical timers at the entrance have been replaced.
- Volunteers are needed to install weather protection around electrical to prolong life expectancy. Please send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org) if you would be willing to help.

**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. Homeowners are still removing litter daily.

Play Equipment Replacement

- The presentation for Allen Park is on the website under the documents tab.
- During the 1<sup>st</sup> 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. Information will be included with the July newsletter.
- This project will be funded with a special assessment of \$150-200 per homeowner for this park.

Pickleball Court

- Thank you to the volunteers who pressure washed and cleaned one of the pickleball courts.
- A tetherball was replaced.

Basketball Court

- Please do not wind the adjustable basketball hoop up while someone is hanging from the rim.

Irrigation System.

- Volunteers replaced the controller box along with a new rain sensor and sprinkler head adjustment.
- Volunteers needed in July to remove mole dirt from sprinkler valve boxes. Volunteers willing to participate please send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org)

Porta Potty

- As a reminder, please do not put trash in the porta potty.

Allen Park Tour Drone Video is now on the website

- Volunteers created a video tour with drone footage of the park.

**Toddler Park**

Play Equipment Replacement

- The presentation for Allen Park is on the website under the documents tab.
- Information will be included in the July newsletter.
- This project will be funded with a special assessment of \$155 per homeowner for this park.

**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**

Permit approval for the street tree removal at the entrance, bark for the entrance, irrigation control box at the entrance, concrete repair at cul-de-sacs.

**Budget**

Utilizing volunteers for flood mitigation, holiday lights, cul-de-sac rejuvenation, putting up and taking down flags, planting, weeding flower beds, and irrigation system maintenance has been saving the association a substantial amount of money. Thank you to all of you who volunteer.



**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

We were able to get Cody Echols of Reagan Dunn's Office in attendance.

Working in the immediate near future to have more of our elected representatives attending our meetings as our continued focus in garnering interest in our meetings and providing a platform for our Homeowners to ask questions, and discuss their concerns.

We are working with King County Roads to explore putting in fog lines on Fairwood Blvd from the entrance to the top of Spanish Hill. We are expecting a response in the next two weeks.

We have also requested that in addition to the speed sign at the entrance there is a no texting while driving sign added to that post.

**Greeter's Report:** Greeting new homeowners is once again fully underway with two new homeowners contacted and meetings set. We remind all to complete the form, General Authorization for Electronic Communication. This saves mailing costs for our association.

**Adjournment to Executive Session:** Bonnie Lyon

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

The meeting adjourned at 8:25 PM. The next meeting will be held on **Tuesday, July 25<sup>th</sup> 2023**, and will begin at **7:00 pm**.