

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
July 25, 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, Bonnie Lyon, Nathan Popovich, Mark Powell, Brian Schanz and Barbara Young. Lisa Lord was absent by arrangement. Seven homeowners attended the meeting.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the June 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

Renton Regional Fire Authority – Fire Chief Steve Heitman

Fire Chief Steve Heitman presented information regarding Proposition 1. Proposition 1 is asking King County Fire District 40 voters to decide on the restoration of the Property Tax Fire Levy from its current rate of \$0.68 to its original, voter approved rate of \$1.00 per \$1,000 of assessed property value and allow it to adjust with the local rate of inflation over the next five years. This is not a new tax, if passed, Proposition 1 will authorize the district to restore its original property tax fire levy rate, which has decreased over time due to a Washington State law that limits the district's property tax revenue. This measure would secure fire service funding over the next six years, possibly longer. If passed, the district will be able to reduce the Fire Benefit Charge by approximately 35% in 2024, which will help offset the overall financial impact of Proposition 1 on taxpayers. All five King County Fire District 40 Fire Commissioners are also Fairwood residents, and they unanimously voted to put Proposition 1 on the ballot. For more information visit www.fd40.com.

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 Kia and Hyundai auto thefts remain frequent and advises anyone who owns these makes of vehicles to keep them in their garage. Officer Shirley recommends homeowners not leave their windows and doors open, with their home unattended, during the warm weather as "crimes of opportunity" are rising. He discussed the recent robbery at Safeway.

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, the June meeting minutes and the pickleball court.

Committee Reports

Executive Committee: Bonnie Lyon

Fencing or screening at Common Properties. Homeowners whose properties abut 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 or screening between homeowners and common areas.

Budget preparation underway. CPI assessment increase provisions in our CCR were superseded by RCW 64.90.080(2) and RCW 64.90.525 of the Washington Uniform Common Interest Ownership Act ("WUCIOA" or the "Act"), that became effective July 1, 2018. The Board may now propose assessment increases without regard to CPI figures by complying with the usual Budget ratification procedures in RCW 64.90.525. RCW 64.90.525(1) of the Act requires your Board to propose a Budget for owner ratification and, if

not rejected by a majority of all members, it is considered ratified and adopted. RCW 64.90.525(2) lists what must be in the proposed Budget. The list includes “the projected common expenses” and “the amount of assessments per unit [lot]” that will be due from each owner in order to cover the financial needs of the Association for the upcoming year.

WUCIOA applies only to Associations created after July 1, 2018, except for a small number of sections that expressly apply to ALL Associations, including those pre-existing the Act. RCW 64.38.095 of the Homeowners Association Act lists the sections in WUCIOA that apply to all HOAs regardless of when created. RCW 64.90.080 of WUCIOA also lists the sections within its provisions that apply to all Associations. RCW 64.90.525 (on Budgets) in WUCIOA is one of the sections that applies to FGHA.

RCW 64.90.080(2) in WUCIOA provides the language that results in your CPI increase provisions being superseded by Budget provisions in RCW 64.90.525. RCW 64.90.080(2) states in part that “To protect the public interest, RCW ... 64.90.525 supersedes[] existing provisions of the governing documents of all plat communities and miscellaneous communities previously subject to chapter 64.38 RCW. This language clearly states that the WUCIOA statute on Budget adoption supersedes the governing documents of all Associations under the Homeowners Association Act, RCW 64.38. Budget adoption under the ratification procedures requires listing the amount of assessments and futures expenses they will cover in the Budget. In other words, this relatively new statute says that the amount of assessments will be established through the Budget ratification procedures. Accordingly, because RCW 64.90.080(2) says that section .525 supersedes provisions of the CCR of all HOA regarding Budgets, FGHA’s CCR provisions that tie assessment increases to a CPI index are superseded and no longer apply.

The superseding result of WUCIOA regarding Budgets and the setting of assessment amounts is logical. Boards send a proposed Budget to all owners. The Budget lists the amount of assessments needed to cover costs of the HOA. Owners have full notice and opportunity to vote to reject the proposed Budget. Even if they are unable to attend the ratification meeting they can provide a proxy to someone to register their negative vote if that is their position. We believe the legislature wanted to alleviate the problem of unreasonably restrictive assessment increase provisions in CCR, and allow HOA Boards to propose Budgets based on addressing actual financial needs.

Assessment increase limits tied to CPI index figures provisions are unreasonable. Obtaining an affirmative majority vote from the large number of owners in our HOA is next to impossible. Accordingly, if owners have full notice and the opportunity to exercise a negative vote if they want to and do not, then it allows a proposed Budget to be ratified regardless of the fact it would be more than previously allowed under existing CCR.

It is the Board’s responsibility to propose assessment increases believed reasonably necessary for the FGHA’s financial needs. The CPI index provisions no longer apply.

The 2023-24 budget will encompass expected costs to accomplish required updates to the community’s two parks, Allen and Toddler. (For more information about planned improvements, please visit FGHA website www.fairwoodgreens.org.) Homeowners should expect a significant increase in assessments to cover these costs. It is projected that this is a one-time, single-year occurrence for 2023-24 budget, with budget for 2024-25 reflecting operation costs only. Homeowners will receive a copy of the budget in advance of the annual homeowners’ meeting slated for September 26.

You can help decrease expenses:

- Sign and send in the form, General Authorization for Electronic Communication, which cuts costs of mailing.
- VOLUNTEER! FGHA is a self-performing, all-volunteer community. Our volunteer board, those on subcommittees, those who manage our website and social pages, those who put up/remove flags and holiday lights, those who assist with our common properties work KEEP OUR COSTS LOW for our community.

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 VEHICLES ARE GOVERNED BY R&R.** Please review the R&R for specifics and ensure that you are not in violation.

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. 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, July 2023

Please note that budget amounts are allocated across the 12-month period.

Income and Expense Report - June

	Actual	Budget
Revenues		
Assessment Income	\$ 47,250	\$ 47,250
Other Income	\$ 2,085	\$ 5,500
Total Income	\$ 49,335	\$ 52,770
Expenses		
Security	\$ 32,662	\$ 32,040
Common Properties	\$ 3,699	\$ 4,279
Special Events/Community	\$ 281	\$ 850
Utilities	\$ 82	\$1,300
Office	\$ 1,313	\$ 1,667
Professional Fees	\$ 14,471	\$ 7,495
Other	\$2,000	\$2,000
Total Expenses	\$ 54,508	\$ 49,631
Net Income/Loss	\$ (5,172)	\$ 3,139

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

	Actual	Budget
Revenues		
Assessment Income	\$ 440,895	\$ 440,895
Other Income	\$ 47,028	\$ 55,000
Total Income	\$ 487,923	\$ 496,096
Expenses		
Security	\$ 327,190	\$ 320,400
Common Properties	\$ 34,284	\$ 42,790
Special Events/Community	\$ 16,077	\$ 8,500
Utilities	\$ 11,665	\$ 13,000
Office	\$ 23,049	\$ 18,240
Professional Fees	\$ 127,225	\$ 79,050
Other	\$21,944	\$ 20,000
Total Expenses	\$ 561,034	\$ 501,980
Net Income/Loss	\$ (73,512)	\$ (5,884)

Balance Sheet as of June 30, 2023

Total Assets	\$ 275,367
Total Liabilities	\$ 44,463
Total Equity	\$ 230,903

Legal Committee: Jim Canterbury

1. Discussed several payment and collection plans.
2. Discussed Appeal Process Hearing with our Attorney.
3. Discussed Neighbor to Neighbor Annoying / Egregious Conduct / Ant-Harassment – Complaint filed.
4. Discussed New Revisions to our R&R's conforming to State Laws.
5. Discussed new HB1337 Law for Accessory Dwelling Units (ADU) it applies to HOA's created after 7/31/2023.

Property Maintenance Committee: Lisa Lord

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

Potelco is continuing its work on the underground electrical in our community. 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 48hr period to be parked at the property for loading/unloading and prep/clean-up. Recreational Vehicles at properties longer than the 48hr period are subject to violation notice. Please do not block other homeowners' access to driveways, sidewalks and mailboxes. Should the Recreational Vehicle be at your property longer than 48 hours you must submit a written request prior to arrival of the Recreational Vehicle to the Property Maintenance Committee for review. Long term storage of Recreational Vehicles within Fairwood Greens is prohibited.

Commercial Vehicles are prohibited within Fairwood Greens. Rules and Regulations in regards to Commercial Vehicles is available on the website at www.fairwoodgreens.org

Complete Rules and Regulations are available on the website. www.fairwoodgreens.org

HOALife continues to be a useful tool to 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-King County Road Dept. 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 1-888-225-5773 or email: customercare@pse.com
- Suspect water leak please contact Cedar River Water and Sewer - Office 425-255-6370, Email - custsvc@crwsd.com

Inspection Summary Report June 27, 2023-July 24, 2023

Properties

Number of Properties with Violations	77
Total Violations	107
1st Violation	97
2nd Violation	10

Violation Categories

Rules & Regulations - Nuisance Vehicles	1
Rules & Regulations - Home Exterior Maintenance	1
Rules & Regulations - Aesthetics - Yard Maintenance	99
Rules & Regulations - Aesthetics - Trees & Shrubs	1
Rules & Regulations - Recreational Vehicles	1
Rules & Regulations - Commercial Vehicles	4
Closed Violations	9

Architectural Control Committee: Mark Powell

24 June 2023 to 19 July 2023

21 Approved Projects

- 5 Roofs/gutter
- 4 Fence
- 8 Exterior painting
- 1 garage door
- 1 deck
- 2 Landscaping

0 Unapproved Projects

0 ACC violations

4 Enquiries for guidance/clarification of rules/guidelines

- Are Adult Family Homes permitted?
- House color question
- Are firepits allowed?
- Discussion of neighbor will not help replace common fence

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.

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

	Total for July 23	June 18 – June 24	June 25 – July 1	July 2 – July 8	July 9 – July 15
Abandon Vehicles	2		1	1	
Lewd Conduct	1	1			
Barking Dog					
Break-In					
Burglary					
Dog Attack					
Domestic Violence					
Emergency Response	1		1		
Fire					
Noise Complaints	3	1		2	
Open Garages	14	1	3	6	4
Police Activities		1			
Property Vandalism					
Robbery					
Solicitors	6	1	2		3
Stolen Property/Mail					
Stolen Property/Mail Recovery					
Stolen Vehicle					
Street Lights					
Street Signs					
Theft			1		
Trespassing					
Vacation Checks	52	13	12	16	11
Vehicle Accidents					
Vehicle Vandalism - Driveway					
Neighborhood Dispute					
Suspicious Person / Action	1	1			

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

- 1) On June 18, 2023 at approximately 8:10 PM Fairwood Green had a power issue. Both West and East quadrants did not have power.
- 2) On June 24, 2023 at approximately 5:41 PM resident complained about loud music, the Security Officer notified the resident and they turned down the music.
- 3) On June 24, 2023 at approximately 10:20 am Resident reported that on June 23, 2023 at approximately 12:00 PM male in his 20's, driving a late model black Toyota Prius with no tinted windows, no plate. The police were called. Case number C2300817.
- 4) On June 26, 2023 at approximately 9:25 PM resident reported that there is an abandoned vehicle parked on the roadside for several weeks, a gray dodge. The resident does not want to be identified.
- 5) On June 30, 2023 at approximately 8:01 Pm resident is missing her dog. If anyone sees a lost dog please contact the resident 425-241-8243.
- 6) On June 26, 2023 at approximately 1:44 PM located at Allan Park. A young male, between 15-18 years of age, wearing red sweatpants, red hoodie and a red helmet with curly brown hair, about 110-120 pounds, wearing red crocs shoes. Suspect was riding a white and red dirt bike inside Allan Park on the grass.

- 7) On June 28, 2023 at approximately 5:26 PM next door resident located claims that she saw her neighbor set up their water sprinkle around noon and it has been running for around 5 hours. The concerned resident tried to contact the neighbor to make sure that he is all right, he is an elderly gentleman and may have some health problems. She was not able to contact her neighbor and called the Security Officer on duty who had no luck. The Security Officer called 911 for a welfare check. After a while the Security Officer was asking surrounding neighbors about the elderly gentleman. A resident stated he saw the resident leave in his car shortly after noon. The Security Office decided to call off the welfare check.
- 8) On July 2, 2023 at approximately 5:00PM between Fairwood Blvd and 16th PI SE. There was a clear see-through bag found in the middle of the street on the east side of Fairwood Green. The bag was found in the middle of the street. The bag contains tarps, clothing, and other forms of bags.
- 9) On July 3, 2023 at approximately 11:26 PM resident reported that there were kids at Allen Park making noise. The Security Officer approached Allen Park and the kids were already gone.
- 10) On July 4, 2023 at approximately 11:16 AM resident reported that there has been a constant beeping sound going on since the night before now. Resident is not able to pinpoint where it is coming from but thinks it is coming from the cul-de-sac behind her resident, possibly a low battery in a smoke alarm.
- 11) On July 5, 2023 at approximately 5:00 PM An abandoned vehicle, Toyota Camry, Tan 4 door is parked on the roadside for a couple of days and has no license plate.

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

One Anti-Harassment violation in-work, see Legal report.

King County Sheriff's Office

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

Info from daily officer log. Activities include traffic emphasis.

- 1) Area check for the parking complaint passed on to me. I checked the area and observed that the mailboxes appeared accessible to the mail carrier. The mailbox for the house with the abundance of parked cars is closer to being blocked than the person who reported the problem. I waited until the mail carrier came into the area and asked him if he had any trouble delivering mail. The mail carrier checked his undeliverable mail and didn't have any for that street.
- 2) Based on all the problems in this area, I am going to email Deputy who works with the Roads Department. It is evident the resident is unwilling to move his extra vehicles off the street, but I do not want to appear like he is being singled out. There are other vehicles on that street that have been parked there long enough to have the street sweeper go around them. I would like a second opinion on our options. Especially by another deputy who is not working for the HOA. I hope you see the benefit of a 2nd set of eyes on this issue. Traffic emphasis; 1 notice of infraction for speeding.
- 3) Area check which included a call for service in Fairwood Greens for a person experiencing a mental crisis. Turned out to be an old address for the person. Traffic emphasis; 1 warning for speeding.
- 4) Area check including the parking complaint. The parked vehicle hadn't moved in some time. I noticed the registered owner of this vehicle was the same person as one of the other vehicles that parks in area. I knocked on the door and attempted to call the registered owner with no success. I tagged the car and photographed it. I'll tow it Thursday if it's still there. If the car is inoperable, which is a possibility since the vehicle has makeshift wheel chocks. Traffic emphasis. There was another vehicle on the street parked the wrong way. I spoke to the neighbor to see if they would park legally to assist in keeping the street in compliance. They agreed.
- 5) Came into service and let Security know I was available. I was told about a brown Toyota Camry w/o a plate somewhere in the neighborhood that needed checking. Security wasn't sure of the address. Abandoned vehicle. I tagged this vehicle on 07/11/23. I asked another officer to check on the vehicle on 07/12/23. He advised the vehicle had no impound tag. He tagged the vehicle again. When I got there, the vehicle was no longer tagged and the marks on the tires were washed away. I was able to compare the tire brand location and damage on one of the wheels to determine the vehicle hadn't been moved. It was impounded. Abandoned vehicle. Again, I've been working on these vehicles for some time. Deputy placed impound warning stickers and marks on the tires of 3 of the 4 vehicles belonging to the registered owner. I responded to the area and found the three vehicles that had been tagged were moved and the impound tags had been removed. I tagged, marked, and photographed the 4th vehicle and called the registered owner to thank him for moving the 3 vehicles and to warn him about moving the 4th that I had just tagged. I spoke to Security and determined the address of the unlicensed Camry. The owner was outside and agreed to put the newly purchased vehicle in his driveway until the Dept. of Licensing sends him the plates and registration. He was very cooperative. Traffic emphasis.

June '23 Vehicle Report

Violation Number+Address and Type	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Rec Rev Date & Finding	NEXT STEP
VLT-_-_-	[]	07/06/22	Commercial Vans	Interior/Exterior Paint Contractor	3/10/2023 -> 8-31-23	FINAL APPEAL, OUT BY 7-15-23	COMPLETED FINAL APPEAL 7-12-23, ALL EXCEPT THOSE ABLE TO PARK IN GARAGE IN 30 DAYS, THEN ALL OUT 30 DAYS AFTER THAT SO _/_/_ AND _/_/_
VLT-_-_-	[]	01/23/23	Standup Cargo Van	Standup Van plus Vape Supplier	7/18/23	REINSPECTED PER 6/25/23 CURE DATE, STILL IN VIOLATION 6-25-23	MAY BE GONE AS OF JULY 17,2023, REMAINS UNDER SURVELENC
VLT-_-_-	[]	01/23/23	RV/Conversion Cargo Van	Homeowner responded with letter from attorney	8/6/23	FINAL APPEAL SCHEDULED FOR 7-6-23. FINAL APPEAL FAILED	CONVENED FINAL APPEAL 7-7-23, CURE DATE 30 DAYS SO 8-6-23
VLT-_-_-	[]	02/20/23	Commercial Van	Comm Veh with cyclops light	8/30/23	NO RESPONSE TO DATE, OUT BY BY JULY 6, 2023	OUT 90 DAYS FROM APRIL 7, 2023 OR JULY 6. 2023, NEEDS INSPECTION
VLT-_-_-	[]	04/16/23	Commercial Van	Van near horse trailer violation	7/15/23	REINSPECTED 6/25/23, STILL IN VIOLATION AS OF 6-25-23	1ST LETTER SENT, CURE DATE 7-15-23 , OUT 90 AFTER APRIL 18, 2023 - NEEDS INSPECTION
VLT-_-_-	[]	04/16/23	Commercial Van	Next door to XX	7/15/23	SENT PMC FINDING 6-25-23, REINSPECTED 6-25-23, STILL NONCOMPLIANT	NOT SURE PMC FINDING SENT TO HOMEOWNER.
VLT-_-_-	[]	04/16/23	Standup Cargo Van	Elect Van next to []	7/15/23	PMC FINDING 6-25-23, REINSPECTED 6-25-23, STILL NONCOMPLIANT	3RD LETTER SENT, CURE DATE JULY 15, 2023 ... NOT SURE THEY WERE NOTIFIED OF PMC FINDING NON-COMPLIANT - NEEDS INSPECTION
VLT-_-_-	[]	04/16/23	Commercial Cargo Vans	Two vans stored on driveway	7/15/23	INSP 6-25-23 INDICATES MAY BE GONE	SENT FIRST LETTER, CURE DATE 7-15-23 - NEEDS INSPECTION
VLT-_-_-	[]	04/16/23	Commercial Cargo Van		7/15/23	COMPLETED PMC FINDING 7-12-23 NONCOMPLIANT	RESIDENT NOTIFIED DATED 7-18-23, OUT IN 30 DAYS OR FILE APPEAL
VLT-_-_-	[]	04/16/23	Commercial Van, Utility Trailer, Commercial Truck	Long Haul Violation	7/15/23	SENT REQ FOR VEH REG 6-16-22 - SENT PMC FINDING 6-25	OUT 90 DAYS FROM 4/14 - KERI HELD NOTIFICATION SO NOT SURE PMC FINDING WENT TO OWNER ILO RESIDENT. WHERE ARE WE?
VLT-_-_-	[]	05/29/23	Standup Cargo Van	"[]" Cargo Van	8/27/23	SENT PMC FINDING 6-25-23, REINSPECTED 6-25-23, STILL NONCOMPLIANT	OUT 90 DAYS FROM 5/30 - NOT SURE PMC FIINDING SENT TO HOMEOWNER
VLT-_-_-	[]	06/25/23	Standup Cargo Van	"[]" Cargo Van	9/23/23		OUT 90 DAYS FROM JUNE 27,2023
VLT-_-_-	[]	06/25/23	Nuisance Veh	Ford Pickup	7/16/23		OUT 21 DAYS FROM JUNE 29.2023
VLT-_-_-	[]	07/09/23	Nuisance Veh	Cargo Van adhoc motorhome	07/30/23		OUT 21 DAYS FROM JUNE 13 .2023
VLT-_-_-	[]	07/09/23	Comm Veh	Van with headache rack	10/07/23		OUT 90 DAYS FROM JULY 13, 2023
VLT-_-_-	[]	07/09/23	Nuisance Veh	Reported by neighbor	No violation in driveway, KCSO towed silver Dodge		NEEDS INSPECTION

Pacific Coast Security – Contract Oversight:

Pacific Coast Security continues to be responsive to FGHA requests.

- Patrol vehicle has been repaired/refurbished/detailed for service.
- Completed patrol vehicle inspection 7-17-23, no issues identified.
- PCS Security submitted 2023-24 budget, increase of ~ 5 % driven by 24% increase in vehicle insurance.
- Plan to convene 2023-24 contract signing in Sept.

Homeowners, please note:

- 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.

Common Property Committee: Nathan Popovich

Entrance at Fairwood Blvd & 140th 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. The permit process has been delayed. Once the permit is in hand, we will purchase 7 King County approved trees and several Otto Luyken. The entrance needs bark. The irrigation timer needs to be replaced. Volunteers are needed to install weather protection around electrical to prolong life expectancy.

Please send an email to 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 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.
 - Information was included with the annual newsletter.
 - This project will be funded with a special assessment of \$150-200 per homeowner for this park.
 - Voting will take place by mail ballot or at the Annual meeting which will take place at the Fairwood Golf & Country Club on September 26th at 7:15pm.
- Pickleball Court: Thank you to the volunteers who pressure washed and cleaned the pickleball courts.
- Concert Pad: A volunteer pressure washed the concert pad.
- Basketball Court: please do not wind the adjustable basketball hoop up while someone is hanging from the rim.
- Irrigation System. Volunteers needed to clean mole dirt from irrigation boxes. Please send an email to contact@fairwoodgreens.org to volunteer.
- Porta Potty: Reminder, please do not put trash in the porta potty.

Toddler Park

Play Equipment Replacement

- The presentation for Toddler Park is on the website under the documents tab.
- Information was included with the semi-annual newsletter.
- This project will be funded with a special assessment of \$155 per homeowner for this park.
- Voting will take place by mail ballot or at the Annual meeting which will take place at the Fairwood Golf & Country Club on September 26th at 7:15pm.

Cul-de-sacs

Cul-de-sac Rejuvenation Projects

- Many of our cul-de-sacs could use attention.
- Homeowners living around these cul-de-sacs will be contacted by email in August to form groups to discuss improvements.
- Volunteers will be needed to do planting and spread bark. Volunteers allow the association to improved 3-4 cul-de-sacs for the cost of doing one with a landscaping service and the association has 26.
- If you are interested in being a "Cul-de-Sac Captain", volunteering, or donating plants please send an email to contact@fairwoodgreens.org

Open Actions

Permit for the street tree removal at the entrance, bark for the entrance, irrigation control box at the entrance, Cul-de-sac improvements, pickleball netting, dirt removal from irrigation boxes.

Budget

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

Thank you to all of you who have volunteered.

Special Projects Committee: Bonnie Lyon

The lineup for 2023 concert series includes:

August 6 | Eclipse Quartet - jazz at its best

August 13 | SoulFunktion - soul and funk

August 20 | Indigo Swing - great tunes

August 27 | Free Rain - popular dance fun

September 10 | Last Splash – we need VOLUNTEERS to assist with children’s play area!!!!

External Affairs: Joe Krumbach

I have reached out to the Boards of Fairwood Crest, Fairwood West and Maple Ridge Estates to work on a joint letter to the Office of Dow Constantine, Reagan Dunn, and King County Sheriff Cole-Tindall to bring to their attention the issues of speeding and reckless driving that seems to be growing into a significant problem for the residents of our four HOA’s. Between the four HOA’s there are over 2,800 homes represented. I have received the edits to the joint letter from Fairwood West and have received positive feedback from Maple Ridge and their willingness to participate in this venture. As soon as the letter is completed, we will be sharing it with the entire Board. Our goal is to gain a larger presence by the Sheriff’s Department on 140th. We also hope this will be a first step in our four HOA’s working together on other issues related to our communities at large.

I have reached out to Washington State Senator Hasegawa, and Representatives Hackney and Berquist and have invited them to our annual meeting in September. I have received a response that they are interested, and I expect confirmation this week. Given this is our largest meeting of the year I believe it to be a good opportunity for our Homeowners to speak to our State Elected Officials specifically in regard to issues of safety, homelessness and the continuing drug-related issues in our community.

The Fairwood Library is re-opened (limited availability) after being closed due to vandals stealing part of the HVAC system (copper refrigerant lining). Please note the Voter Drop Box for the election on August 1st is up and available for our homeowners to drop their ballots.

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 8:10 PM. The next meeting will be held on **Tuesday, August 22nd 2023**, and will begin at **7:00 p.m.**