

**Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
October 24, 2023**

President Lisa Lord 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, Mark Powell, Brian Schanz and Barbara Young. Five homeowners attended the meeting.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the August Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 9-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 advised homeowners with Kias and Hyundais to continue parking in the garage or using a steering wheel or brake pedal club. He discussed a recent uptick in car jackings where the thief will cause a fender bender and when the victim gets out of their car, they will be held at gunpoint and their car will be stolen. He advised that if you feel unsafe after being involved in a fender bender, to continue driving with your flashers on, call 911 and report the accident, tell them that you are not trying to run from the accident it but feel unsafe due to the nature of the incident, ask them for a place to meet.

Renton Regional Fire Authority – Battalion Chief Craig Soucy

Chief Soucy discussed more frequent occurrences of lithium battery fires, specifically with battery powered hoverboards and scooters. He advises homeowners to unplug these devices once they are completely charged, if left on the charger the battery could catch fire. He discussed a recent fire at the Fairwood Golf & Country Club Storage Shed.

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 congratulated the Board of Directors on their new terms. A homeowner inquired about the Association previously looking for a Management Company, Jim Canterbury addressed this question.

Committee Reports

Executive Committee: Lisa Lord

- Welcome returning Trustees: Mark Powell, Steven Jackson, and Barbara Young. Thank you for your continued service to the community.
- Volunteers are an integral part of our community. If you are interested in volunteer opportunities, please contact the Association. There is something for everyone!
- Reminder to FGHA homeowners who have signed up for Electronic Communications Authorization or those who want to ensure they receive emails from FGHA. Please be sure to put the FGHA email addresses in the "safe email list" of your email provider, so that the emails do not go to junk or spam folders. This is also important for timely email approvals/communications of Architectural Control Committee (ACC) forms review and approval.

- Homeowners, be neighborly! These issues receive the highest complaints among homeowners.
 - 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.
 - Mind traffic speed. All of Fairwood Greens is 25 MPH.
- Homeowners who have any questions or concerns, please contact the Association.
- Looking forward to an amazing 2023-2024 year here at Fairwood Greens!

Finance Committee: Mark Powell

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

Income and Expense Report – September 2023

	Actual	Budget
Revenues		
Assessment Income	\$ 47,250	\$ 47,250
Other Income	\$ 5,111	\$ 4,800
Total Income	\$ 52,392	\$ 52,070
Expenses		
Security	\$ 32,429	\$ 34,570
Common Properties	\$ 3,051	\$ 4,369
Special Events/Community	\$ 47	\$ 1,667
Utilities	\$ 10,140	\$1,340
Office	\$ 2,942	\$ 1,747
Professional Fees	\$ 11,809	\$ 7,770
Other	\$2,000	\$2,000
Total Expenses	\$ 62,418	\$ 53,463
Net Income/Loss	\$ (10,025)	\$ (1,393)

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

	Actual	Budget
Revenues		
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Balance Sheet as of September 30, 2023

Total Assets	\$ 269,468
Total Liabilities	\$ 142,812
Total Equity	\$ 126,655

Finance Committee Goals

1. Investigate and implement long range capital funding method.
2. Establish Parks special assessment tracking and accounting method.
3. Maintain transparency and health of FGHA financial matters.

61 homeowners identified as past due with July dues assessment. Intensive outreach reduced number significantly and only 8 were sent to legal for further resolve. Root cause:

- a. FGHA emails are going to junk folders, not in "safe email" list. Homeowners with Electronic Authorization need to ensure that FGHA email addresses - fairwood_hoa@fairwoodgreens.org and contact@fairwoodgreens.org - are in their email "safe email" list to ensure delivery.
- b. Bad phone numbers or emails.
- c. Homeowners delayed follow up, set aside and forgot to pay the assessment.

FGHA liability insurance coverage increased.

Legal Committee: Jim Canterbury

- Discussed several payment and collection plans.
- Discussed new revisions to our R&R conforming to new State laws.
- Discussed fiduciary board training for trustees in November/December.
- Discussed pickleball court hours of operation and noise complaint.
- Discussed adding rental property fee.
- Requested guidance regarding homeowner ownership on title.
- Continuous discussion on homeowner RV parking in driveway.
- Request guidance on charging dues/assessment on vacant lot.

The goal of the legal committee is to ensure the HOA is operating legally within the Federal, State, County laws and the HOA CC&R (Covenants, Conditions & Restrictions), and R&R (Rules & Regulations) in coordination with our Legal Counsel.

Property Maintenance Committee: Brian Schanz/Lisa Lord

- Fall has arrived! The Property Maintenance Committee will begin monitoring leaves and debris along sidewalks and walkways. Please keep these areas clear. If you are near or have a storm drain around your property, please clear leaves and debris to allow proper drainage of our streets.
- Friendly reminder that recreational vehicles including boats, jet skis, motorhomes, etc. are allowed a 48 hr period to be parked at the property for loading/unloading and prep/clean-up. Recreational vehicles at properties longer than the 48 hr 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 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. Long term storage of recreational vehicles within Fairwood Greens is prohibited.
- Commercial Vehicles are prohibited within Fairwood Greens.
- Complete R&R are available on the website. www.fairwoodgreens.org
- Within the next couple of months, Brian Schanz will become the Chair for Property Maintenance Committee.

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>

- Streetlight out please contact PSE 1-888-225-5773 or email: customer care@pse.com
- Suspect water leak please contact Cedar River Water and Sewer - Office 425-255-6370, Email - custsvc@crwsd.com

Property Maintenance goals for the 2023-2024 year:

- Continue to implement HOALife
- Keep our neighborhood looking good by following our R&R while treating each homeowner the same.

Inspection Summary Report August 22, 2023-October 24, 2023

Properties

Number of Properties with Violations	16
Total Violations	17
1st Violation	14
2nd Violation	3

Violation Categories

Rules & Regulations - Aesthetics - Yard Maintenance	3
Rules & Regulations - Rental of Single-Family Homes	5
Rules & Regulations - Commercial Vehicles	3
Rules & Regulations - ACC Non-Compliance	3
Rules & Regulations - Electric Vehicle Charging Stations	1
Chronic/Repetitive Non-Compliance - Commercial Vehicles	1
Chronic/Repetitive Non-Compliance - Aesthetics	1
Closed Violations	3

Architectural Control Committee: Mark Powell

42 Approved Projects

- 13 Roofs/gutter
- 4 Fence
- 7 Exterior painting
- 1 Front door
- 3 decks
- 2 Driveway
- 1 Retaining wall.
- 1 Electrical work
- 1 Shed
- 1 Patio
- 1 Sprinkler system
- 2 Garage door
- 1 Solar

1 Unapproved Projects

- 1 Remove garage doors for garage conversion, Adult Family Home

2 ACC violations

- 1 Unauthorized second gravel driveway and retaining wall.
- 1 Unauthorized Electric Vehicle Charging Station installation.

1 Enquiries for guidance/clarification of rules/guidelines

- Prospective home buyer

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.

ACC Goals

1. Continue timely ACC form submittal review turn around.
2. Review and evaluate solar shingle market offerings.
3. Migrate ACC process to HOALife application.

Security Committee: Steven Jackson

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

	<i>Total - October '23</i>	<i>Sept 17 - Sept 23</i>	<i>Sept 24 - sept 30</i>	<i>Oct 1 - Oct 7</i>	<i>Oct 8 - Oct 14</i>
Abandon Vehicles	6	1	4	1	
Water leaks	1			1	
Alarm Calls Home/Vehicle					
Barking Dog	2		1	1	
Break-In					
Burglary					
Dog Attack					
Domestic Violence					
Emergency Response					
Fire	1		1		
Juvenile Problem					
Loose Dog	1		1		
Noise Complaints					
Open Garages	13	4	2	5	2
Police Activities					
Property Vandalism	1		1		
Robbery					
Solicitors					
Stolen Property/Mail					
Stolen Vehicle					
Vehicle break-in					
Theft					
Trespassing					
Vacation Checks	51	9	13	13	16
Vehicle Accidents					
Suspicious Person / Action					

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

- 1) On September 21, 2023 at approximately 5:13 pm. There is an abandoned vehicle, dark blue BMW parked roadside for over 72 hours. This was reported two days ago.
- 2) On September 24, 2023 at approximately 12:35 pm. There is a late model Toyota Highlander grey. Residents are concerned that the vehicle has been there for about five to six days.
- 3) On September 24, 2023 at approximately 5:45 pm. A resident notified Security Officer Matlock about a 4-door Volkswagen Jetta found parked on the sidewalk. The owner of the vehicle was a visitor. The owner of the vehicle agreed to move it to the driveway or in front of the house she was visiting.
- 4) On September 25, 2023 at approximately 10:22 am. There is a black BMW parked on the roadside over 72 hours.
- 5) On September 26, 2023 at approximately 10:46 am. A gray Nissan Elantra is parked on the sidewalk. Security Officer Matlock located the owner of the vehicle. Security Officer Matlock tried knocking on the door and no one responded.
- 6) On September 28, 2023 at approximately 2:13 am a 2-door pick-up truck was found set on fire next to the Fairwood golf course storage shed. Security Officer Matlock heard what sounded like fireworks going off. When he looked in the direction of the noise, he saw bright lights coming from the Fairwood Golf course storage shed. While Security Officer was approaching the shed, he saw the truck on fire. Security Officer immediately called 911. The Renton Fire Department arrived and when it was safe, the Security Officer talked to one of the firefighters and they stated that they found more fire down in the sewer drain next to the burning vehicle. They also discovered that the lock on the cage holding the golf course fuel was cut open. The local fire department believes that the fuel from the cage was used to start the fire.
- 7) On September 28, 2023 at approximately 4:39 am. Homeowner notified Security Officer that he was woken by a barking dog around 4:40 am. The Security Officer went to the residence home with the barking dog and there was no answer at the door or by phone.
- 8) On September 29, 2023 at approximately 5:11 pm. Homeowner called and stated that his dog ran off from home. The dog is a French dog black and white. If anyone has seen him, please call 206-650-4590.
- 9) On October 3, 2023 at approximately 9:25 pm. Residents called and reported that there was an object on the sidewalk in front of the resident house. It appeared that it was a cardboard box. Security Officer put it in the security vehicle.
- 10) On October 4, 2023 at approximately 10:04 am. There is a water leak. Cedar River came out and fixed the leak.
- 11) On October 4, 2023 located at the church. The Security Officer received a call about a coyote roaming around the church.
- 12) On October 6, 2023. Resident reported to Security Officer that there is a barking dog. The resident stated it is very disturbing and it's been going on for a long time.
- 13) On October 6, 2023 at approximately 9:07 am. There is a junk removal trailer parked in the driveway for over 72 hours.

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

One anti-harassment violation work-in-progress, please refer questions to FGHA Legal.

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.

Info from daily officer log:

- 1) 20 September at 8:54 PM Targeted home invasion robbery, King County Police Report/Case No. assigned.
- 2) 26 Sept at 2:30 PM-6:30 PM Traffic emphasis.
- 3) 03 October at 2:00 PM-6:00 PM Traffic emphasis, **1 traffic stop for speeding. 1 parking violation for parking on the sidewalk and blocking the whole sidewalk on a hill and a curve.** Owner moved the vehicle. **1 traffic stop for being on a cell phone while vehicle was in motion.** Spoke to regular district deputies about the home invasion in Fairwood.
- 4) 05 October at 2:00 PM-6:00 PM Area check. Traffic emphasis. Residential alarm, unsecured door, but no crime.
- 5) 10 October at 2:00 PM-6:00 PM **2 traffic stops for speed.**
- 6) 16 October at 2:00 PM-6:00 PM Area check. **1 notice of infraction for speeding.**
- 7) 19 October at 12:00 PM-6:00 PM Abandoned silver van with CA plates. The owner is out of state and the person at residence stated he was responsible for the vehicle. The responsible person didn't have keys- waited until 1400 hrs. to see if he could move the van, but he didn't. I had the vehicle towed for having expired tabs >45 days. I also went to the vehicle missing the front left wheel. I spoke to the owner (not registered owner) and requested he have the vehicle moved to the driveway or it would be towed by 1400 hrs. due to having expired tabs over 45 days and for being a disabled vehicle on a public roadway. I returned to the address at about 1400 hrs. and the vehicle had been pulled into the driveway. Standing-by while above vehicle was towed.

October '23 Vehicle Report

Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Determination	LINK	NEXT STEP/ACTION ITEMS
VLT-____ - Comm Veh	[]	07/06/23	Commercial Vans	Interior/Exterior Paint Contractor	3/10/2023 -> 8/31/23 -> 9-12-23	FINAL APPEAL COMPLETED, OUT IN 60/60 DAYS	https://app.hoalife.com/accounts/3965/violations/724854	FGHA 10-11-23 LETTER DIRECTS FINES OF \$150/DAY TO BEGIN 9-13-23.
VLT-____ - RV	[]	01/23/23	RV/Conversion Cargo Van	Homeowner responded with letter from attorney	8/6/23	FINAL APPEAL FAILED, ON TO LEGAL FOR DISPO.	https://app.hoalife.com/accounts/3965/violations/712884	HELD FOR 10-11-23 UPDATE FROM LEGAL. ELIGIBLE FOR FINES
VLT-____ - Comm Veh	[]	04/16/23	Commercial Van	Van across from horsetrailer violation	8/25/23	REINSPECTED 8/14, STILL IN VIOLATION	https://app.hoalife.com/accounts/3965/violations/765212	FGHA 9-11-23 DIRECTS FINES OF \$50/DAY TO BEGIN 9-11-23.
VLT-____ - Comm Veh	[]	04/16/23	Commercial Van	157th Loop	9/10/23	REINSPECTED 8/14, STILL IN VIOLATION	https://app.hoalife.com/accounts/3965/violations/765210	NEEDS ESCALATION
VLT-____ - Comm Veh VLT-76-5214, VLT-75-9654,VLT-72-5579, VLT-61-5386	[]	04/16/23	Standup Cargo Van	Elect Van	7/15/23	RETURNS AS CHRONIC OFFENDER AS OF 9/1/23	https://app.hoalife.com/accounts/3965/violations/765214	FGHA 9-1-23 LETTER DIRECTS FINES OF \$150/DAY BEGIN 9-9-23.
VLT-____ - Comm Veh	[]	04/16/23	Commercial Cargo Van	Cargo van on Jetski loop	8/18/23	COMPLETED PMC FINDING 7-12-23 NONCOMPLIANT	https://app.hoalife.com/accounts/3965/violations/765215	NEEDS ESCALATION
VLT-____ - Comm Veh	[]	04/16/23	Commercial Vehides	Commercial Van, Utility Trailer, Commercial Truck	11/18/23	PROVIDED OLD FORM AND NO REGISTRATION, SENT REQ FOR VEH REG 6-16-22 SENT PMC FINDING 6-25	https://app.hoalife.com/accounts/3965/violations/765216	NEW CURE DATE 11-18-23.
VLT-____ - Comm Veh	[]	05/29/23	Standup Cargo Van	Large "[]" Cargo Van	9/10/23	SENT PMC FINDING 6-25-23, REINSPECTED 6-25-23, STILL NONCOMPLIANT	https://app.hoalife.com/accounts/3965/violations/890765	VEHICLE APPEARS TO BE GONE AS OF 10-15-22, PROPERTY TO REMAIN ON INSPECT LIST.
VLT-____ - Comm Veh	[]	06/25/23	Standup Cargo Van	"[]" Remodeling Standup Cargo Van	9/23/23	NO RESPONSE FROM HOMEOWNER SO ON TO ESCALATION	https://app.hoalife.com/accounts/3965/violations/821461	NEEDS SECOND LETTER AND EXCALLATION, VEHICLE REMAINS ON PROPERTY AS OF 10-1-23 AND BEYOND.
VLT-____ - Nuisance Veh	[]	07/09/23	Nuisance Veh	Cargo Van adhoc motorhome	09/26/23	PMC REVIEWED VIOLATION 9-6-23, FOUND NONCOMPLIANT NUISANCE VEHICLE BUT ALSO RV OR COMM VEH NONCOMPLIANT	https://app.hoalife.com/accounts/3965/violations/830081	FGHA 8-10-23 LETTER DIRECTS FINES OF \$50/DAY TO BEGIN 8-25-23.
VLT-____ - Comm Veh	[]	07/09/23	Commercial Cargo Van	Van with headache rack	10/07/23	CONVENED PMC REVIEW 8-9-23, FOUND NONCOMPLIANT	https://app.hoalife.com/accounts/3965/violations/830082	PMC REVIEW GAVE HOMEOWNER UNTIL 12-31-23 TO BRING PROPERTY INTO COMPLIANCE.
VLT-____ - Comm Veh	[]	07/23/23	Commercial Vehicle - Trailer	Utility trailer on side lot	10/21/23	HOMEOWNER CLAIMS FOR PERSONAL NOT COMMERCIAL	https://app.hoalife.com/accounts/3965/properties/315560	PROPERTY DUE FOR FOLLOWUP INSPECTION AFTER 10/21/23
VLT-____ - Comm Veh	[]	07/23/23	Commercial Cargo Van	"[]" HVAC/Plumbing	10/21/23	SUBMITTED EXEMPTION VIA PORTAL. PMC FINDING NONCOMPLIANT SENT VIA PORTAL 8/18/23	https://app.hoalife.com/accounts/3965/properties/315617	PROPERTY DUE FOR FOLLOWUP INSPECTION AFTER 10/21/23
Next Insp	[]		Commercial Vehicle - Trailer	Reported by neighbor				
Next Insp	[]		RV - Motorhome	Reported by homeowner				
Next Insp	[]		RV - Motorhome	Reported by homeowner				
Next Insp	[]		RV - Travel Trailer	Reported by homeowner				
Next Insp	[]		RV - Boat	FGHA Security				
FWD TO KCSO	[]	09/16/23	Abandon Vehicle	CRV []	ASAP			SENT TO KCSO FOR DISPO 9-16-23, VEHICLE MOVED TO DRIVEWAY PER KCSO REPORT
FWD TO KCSO	[]		Nuisance Veh	Red sedan on blocks on roadway	ASAP			SENT TO KCSO FOR DISPO 10-17-23
FWD TO KCSO	[]		Nuisance Veh	Silver minivan, expired California plates on roadway	ASAP			SENT TO KCSO FOR DISPO 10-17-23

Pacific Coast Security – Contract Oversight:

Pacific Coast Security continues to be responsive to FGHA requests.

- Completed formal signing of 2023-24 security agreement.
- Continue honing FGHA Security performance ... trust and verify.

It is unlawful to park on a sidewalk and unlawful to park against traffic in Washington state per RCW 46.61.570.

THE SPEED LIMIT THROUGHOUT FAIRWOOD GREENS IS 25 MPH.

FGHA Security Goals for 2023-24:

- Streamline FGHA vehicle violations / HOALife processes and procedures.
- Churn through RV and commercial vehicle violation backlog.
- Devise FGHA security agreement language in advance of 2024-2025 contract to incentivize hybrid or electric patrol vehicle acquisition to capture significant fuel savings.
- Continue challenging FGHA Security on performance.



SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

October 2023

Halloween Safety

Everyone loves a good scare on Halloween, but not when it comes to child safety. There are several easy and effective behaviors that parents and community members can share with kids to help reduce their risk of injury.

Top Tips for Halloween Safety:

1. Decorate costumes and bags with reflective tape or stickers. If possible, choose light colored costumes for better driver visibility while walking on dark roads.
2. Masks can obstruct a child's vision, try using non-toxic paint and/or make-up instead.
3. When selecting a costume make sure it is the right size to avoid trips and falls.
4. Popular trick-or-treat hours are 5:30-9:30 so be sure to be especially aware of children out.
5. Have kids use glow sticks or flashlights to help them see and be seen by drivers.



October is Fire Prevention Month

Did you know that cooking fires are the leading cause of home fires and home fire injuries?
Cooking safety starts with YOU.

Pay attention to fire prevention.



FIRE PREVENTION WEEK™

fpw.org

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This year's Fire Prevention Week™ (FPW™) campaign, "Cooking safety starts with YOU. Pay attention to fire prevention™," works to educate everyone about simple but important actions they can take to keep themselves and those around them safe when cooking.

Following are key messages behind this year's "Cooking safety starts with YOU. Pay attention to fire prevention":

- Be on alert! If you are sleepy or have consumed alcohol, don't use the stove or stovetop.
- Stay in the kitchen while you are frying, boiling, grilling, or broiling food. If you leave the kitchen for even a short period of time, turn off the stove.
- If you are simmering, baking, or roasting food, check it regularly, remain in the home while food is cooking, and use a timer to remind you that you are cooking.
- Keep anything that can catch fire ---- oven mitts, wooden utensils, food packaging, towels or curtains ---- away from your stovetop.

If you have a small (grease) cooking fire and decide to fight the fire.....

- On the stovetop, smother the flames by sliding a lid over the pan and turning off the burner. Leave the pan covered until it is completely cooled.
- For an oven fire, turn off the heat and keep the door closed.

If you have any doubt about fighting a small fire....

- Just get out! When you leave, close the door behind you to help contain the fire.
- Call 9-1-1 from outside the home.

Common Property Committee: Nathan Popovich

Entrance at Fairwood Blvd & 140th Ave SE

Tree replacement from accident in February

- The permit for the removal of the street trees arrived mid-October.
- Volunteers will remove the remaining 6 trees in the median on the 28th of October at 8:00am. The soil will be mended, and 7 Japanese Snowbell trees will be ordered. Once delivered, volunteers will be needed to set them up.
- Due to the colder than normal temperatures we are expecting planting of new trees and otto luyken will be delayed until the spring to ensure their survival.
- Volunteers completing this will save the association several thousand dollars.

Holiday Light Decorating

- On Saturday, November 25th, at 9:00am volunteers will meet at the entrance to put up holiday lights.
- Last year with 8 volunteers we were able to complete decorations in 2.5 hours.
- We will have hot cocoa, donuts, and holiday cheer.
- Completing this with volunteers will save the association more than \$3,000.
- If you are willing to volunteer, please send an email to contact@fairwoodgreens.org titled "Holiday Lights Volunteer" and mark your calendar. Expect more communications as we near via email and HOA Facebook page.

Open Action Items

- The lawn on the south side of Fairwood Blvd needs to be treated for moss and thatched. Homeowners that live near the entrance who would be willing to allow us to use their yard waste/compost bins to dispose of moss, please send an email to contact@fairwoodgreens.org
- The irrigation timer needs to be replaced.
- A weather protection roof needs to be designed and built to protect the electrical behind the monument.
- Please send an email to contact@fairwoodgreens.org titled "Entrance Volunteer" if you would be willing to volunteer.

Allen Park

- Our parks are for Fairwood Green's residents and their guests.
- **Dog Poop....** Pick it up!
- **Trash in the park** – if you pack it in, pack it out. Please clean up after yourselves, children, guests, and pets. Homeowners are still removing litter daily.

Subcommittee

- **The subcommittee continues to meet on a monthly basis. Play equipment construction to begin in fall 2024.**

Pickleball Courts

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - Weekdays from 7:00 am-dusk
 - Weekends from 9:00 am-dusk
- Do NOT trespass on homeowner property to retrieve pickleballs.
- Thank you to the volunteer who treated the court for algae.
- Clothes on the fence – patrons have been leaving clothing and hats, which then get hung on the fence at the courts or tables for days at a time in the hopes that their owners will return. Just like trash, these items should not be left behind for other homeowners to look at. Take your belongings home or they will be removed and discarded moving forward.
- A paddle stacking system has been set up on the back side of the shed for times when the court is busy. If you are unfamiliar, please ask other players how the system works. If you want to play, speak up.

Basketball Courts

- Please do not wind the adjustable basketball hoop up while someone is hanging from the rim. It is not for climbing on, sitting on, or anything other than playing basketball.
- Thank you to the volunteer who touched up the paint on the bears.

Irrigation System – Volunteers replace a leaking sprinkler head.

Tree Maintenance – some of the trees along the north entrance to the park need to be topped. Other trees need some problematic branches removed.

New Signage - We are in the process of updating signage and rules for the park to minimize liability to the association.

Toddler Park

Subcommittee

- The subcommittee continues to meet on a monthly basis.
- To secure price quotes a deposit of 50% needs to be put down as a down payment by the middle of December. This will enable materials to be ordered with construction targeted in March of 2024.

New Signage - We are in the process of updating signage and rules for the park to minimize liability to the association.

Cul-de-sac Rejuvenation Project

- Many of our cul-de-sacs are in need of attention.
- A committee has been established to communicate, coordinate, recruit volunteers, and complete improvements.
- In early August, all of the 26 cul-de-sacs were visited, photographed, and notes were taken on their current status.
- Cul-de-sacs are ranked in terms of needed maintenance (e.g., bark, pruning, weeding, new plants, trees, etc)
- Communications have gone out to homeowners living around the first two cul-de-sacs to discuss improvements. We have identified one “Cul-de-sac Captain” to spearhead communications for one of the first two. Many of the homeowners have offered to volunteer, which will allow us to do more with less.
- We are looking for other “Cul-de-sac Captains” to coordinate with neighbors and coordinate volunteers to do planting, spread bark, prune, weed, and revitalize these areas. If you are interested, please send an email to contact@fairwoodgreens.org titled “Cul-de-sac Captain.”
- Homeowner volunteers will be critical to accomplishing more while maintaining less financial impact.
- Volunteers allow the association to improve 3-4 cul-de-sacs for the cost of doing one with a landscaping service and the association has 26.
- In Spring 2024, we will replenish bark/mulch in many of the cul-de-sacs. Volunteers will deliver the bark. Volunteers will be needed to spread the bark.

Flags

Thank you to our volunteers for taking down the American flags around the neighborhood and Mother Nature for her cooperation.

Volunteer Opportunities/Open Actions

Bark/mulch for the entrance, irrigation control box needs replaced at the entrance, a roof/weather protection structure needs to be built and installed to protect the electrical at the entrance, moss treatment/thatching/overseeding of the lawn on the south side of the entrance, Cul-de-sac improvements, dirt removal from irrigation boxes.

Budget

Utilizing volunteers for flood mitigation, holiday lights, cul-de-sac rejuvenation, putting up and taking down flags, tree removal, 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. Getting things done takes either time or money, and we greatly appreciate those who have volunteered their time to save all of our homeowner’s money.

Special Projects Committee: Barbara Young

2024 COMMUNITY EVENTS CALENDAR

- Jul 12-13-14 Garage Sale
- Aug 4, 11, 18, 25 Concert Series in Allen Park
- Sep 8 Last Splash Family Fun Day/Community Picnic in Allen Park

We are underway for the Allen Painter Grant

External Affairs: Joe Krumbach

- A special thank you to Senator Hasegawa, Representative Hackney and Representative Beruquist for joining us last month.
- Reached out to Fairwood West, Fairwood Crest and Maple Ridge Estates about information regarding the proposed asphalt plant being installed on 196th and Maple Valley Highway in the near future and writing a joint letter similar to what we did for speed enforcement on 140th .
- Fairwood West has agreed, and Fairwood Crest is working with their new President on this. Maple Ridge Estates has chosen not to participate.
- We received a response from King County regarding the proposed speeding signs as follows:"I wanted to send you an update on your request for permanent radar speed signs on SE Fairwood Boulevard. We are investigating your request, but additional time is needed to finish collecting traffic data on SE Fairwood Boulevard. We now plan to have results by the middle of November. We will contact you with our findings at that time." - Wally Archuleta - King County Road Services
- We have been notified that King County is doing further testing on 140th related to speeding and recently installed pneumatic speed tubes on 140th to capture data about speeds. More to follow on that as data is released.
- Sent data to the Special Projects Committee that the Alan Painter Grant is open.
- We would like to gauge the interest of the HOA and Board in doing a canned food drive benefiting Vision House in Renton. Upon approval from the Board, I will reach out to the club about using their lobby as a drop point.

Greeter's Report: Three homeowners made arrangements for greeting. We remind all to complete the form, General Authorization for Electronic Communication. This saves mailing costs for our association. We will be doing an audit of new renters to ensure that each one is contacted and provided with a copy of the R&R.

Active Work

MOTION: To accept the following Board Member positions: President – Lisa Lord, Vice President – Bonnie Lyon, Secretary – Jim Canterbury and Treasurer – Mark Powell. **Second:** Yes. **Discussion:** None **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

MOTION: To approve and adopt Rule & Regulation 3.180.0 Day Care Centers **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

MOTION: To approve and adopt Rule & Regulation 3.150.0 Business Commercial Use **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

MOTION: To approve and adopt Park Rules for Use of Allen and Toddler Parks **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

The Board discussed the parks special assessment down payment to the chosen vendor. Payment is due by December 31.

The meeting adjourned at 8:13 PM. The next meeting will be held on Tuesday, November 28 2023, and will begin at 7:00 PM.