

**Fairwood Greens Homeowners' Association  
Monthly Board Meeting of Trustees  
January 23, 2024**

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. Nine homeowners attended the meeting.

**Official Business**

**Approval of the Minutes:** Jim Canterbury

**MOTION:** To approve the November 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 stated that there is still a frequent occurrence with car thefts targeting Hyundai and Kia, and more recently, work vans and trucks. He recommends keeping vehicles safely stored in the garage if possible. With the darker days, He reminded homeowners to use caution at ATMs. He recommended homeowners to not sit in their running vehicles in parking lots as there have been higher instances of carjackings for people who hang out in their vehicles in public areas.

**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 park improvement project and special assessment. A homeowner reminded other homeowners to clean out storm drains to prevent flooding to neighbors who live downhill. Homeowners also thanked the Board for their service.

**Executive Committee:** Lisa Lord

THANK YOU! to the volunteers who continue to serve their 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!

Here is a quick glimpse of committees and some of what they oversee:

- Security Committee - security, vehicles, commercial vehicles, recreational vehicles, utility trailers
- Property Maintenance Committee - property aesthetics
- ACC Committee - changes to property including sheds, driveways, roof replacement
- External Affairs - community interaction with local agencies
- Common Properties - parks, cul-de-sacs, entrance
- Special Projects - summer concerts, Last Splash

Homeowners are encouraged to view complete CC&R and Rules & Regulations at the association's website ([fairwoodgreens.org](http://fairwoodgreens.org)).

Reminder to homeowners who have authorized Electronic Communications or those who want to ensure they receive emails from the association: Please be sure to put the following 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 important for timely email approvals/communications of Architectural Control Committee (ACC) forms review and approval.

FAIRWOOD\_HOA@FAIRWOODGREENS.ORG  
 CONTACT@FAIRWOODGREENS.ORG  
 COMMS.HOALIFE.COM

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 limit which is 25 MPH.

Homeowners who have any questions or concerns, please contact the Association.

**Finance Committee:** Mark Powell

**Treasurer Report, January 2024**

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

**Income and Expense Report - December**

|  | <b>Actual</b> | <b>Budget</b> |
|--|---------------|---------------|
| <b>Revenues</b>                        |               |               |
| Assessment Income                      | \$ 47,250     | \$ 47,250     |
| Other Income                           | \$ 4,553      | \$ 4,800      |
| <b>Total Income</b>                    | \$ 51,831     | \$ 52,070     |
| <b>Expenses</b>                        |               |               |
| Special Assessment (Park Improvements) | \$32,421      | \$0           |
| Security                               | \$ 34,758     | \$ 34,570     |
| Common Properties                      | \$ 3,569      | \$ 4,369      |
| Special Events/Community               | \$ 310        | \$ 1,667      |
| Utilities                              | \$ 158        | \$1,340       |
| Office                                 | \$ 1,557      | \$ 1,595      |
| Professional Fees                      | \$ 13,423     | \$ 7,770      |
| Other                                  | \$2,000       | \$2,000       |
| <b>Total Expenses</b>                  | \$ 88,015     | \$ 53,311     |
| <b>Net Income/Loss</b>                 | \$ (36,184)   | \$ (1,241)    |

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

|  | <b>Actual</b> | <b>Budget</b> |
|--|---------------|---------------|
| <b>Revenues</b>                        |               |               |
| Assessment Income                      | \$ 189,000    | \$ 189,000    |
| Other Income                           | \$ 21,381     | \$ 19,280     |
| <b>Total Income</b>                    | \$ 210,542    | \$ 208,280    |
| <b>Expenses</b>                        |               |               |
| Special Assessment (Parks Improvement) | \$32,241      | \$0           |
| Security                               | \$ 136,246    | \$ 138,280    |

|                          |                    |                   |
|--------------------------|--------------------|-------------------|
| Common Properties        | \$ 13,143          | \$ 17,476         |
| Special Events/Community | \$ 1,355           | \$ 6,668          |
| Utilities                | \$ 10,320          | \$ 5,360          |
| Office                   | \$ 9,437           | \$ 6,532          |
| Professional Fees        | \$ 53,875          | \$ 31,080         |
| Other                    | \$ 8,000           | \$ 8,000          |
| <b>Total Expenses</b>    | <b>\$ 263,084</b>  | <b>\$ 213,396</b> |
| <b>Net Income/Loss</b>   | <b>\$ (52,542)</b> | <b>\$ (5,116)</b> |

**Balance Sheet as of December 31, 2023**

|                          |            |
|--------------------------|------------|
| <b>Total Assets</b>      | \$ 51,261  |
| <b>Total Liabilities</b> | \$ (3,570) |
| <b>Total Equity</b>      | \$ 72,869  |

December Activities:

- Obtained alternate supplier quotes for FGHA insurance needs.
- Prepared for Jan 2024 dues and special assessment communications and payment options.
- Scheduled 2022-2023 audit for late Dec/early Jan.

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.

**Legal Committee:** Jim Canterbury

- Discussed several payment and collection plans.
- Requested guidance on Compliant of Homeowner Anti-Harassment between Homeowners.
- Continued discussions on pickleball court noise.
- Requested guidance on establishing a R&R on rental homes rental/lease fee.

Legal Committee Goal

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 the association's legal counsel.

**Property Maintenance Committee:** Brian Schanz

For the safety of our community be sure to keep sidewalks clear of leaves, low hanging branches and debris. If you are located by a storm drain, please clear the leaves and debris to allow proper drainage of our streets. The Property Maintenance Committee will continue monitoring leaves and debris along sidewalks and walkways.

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

**Friendly reminders**

- Holiday lights are to be taken down by January 31st. Thank you for decorating and letting our neighborhood shine this past holiday season!
- 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.

- Sidewalks in need of repair - King County Road Dept. 24/7 helpline: 206-477-8100 or 800-527-6237 <https://kingcounty.gov/en/dept/local-services/transit-transportation-roads/roads-and-bridges/road-services/maintenance>
- Street light out please contact PSE at 1-888-225-5773 or email: [customer-care@pse.com](mailto:customer-care@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 November 28, 2023-January 23, 2024

**Properties**

|                                      |    |
|--------------------------------------|----|
| Number of Properties with Violations | 10 |
| Total Violations                     | 10 |
| 1st Violation                        | 7  |
| 2nd Violation                        | 3  |

**Violation Categories**

|  |   |
|--|---|
| Rules & Regulations - Rentals of Single-Family Homes - Tenants | 1 |
| Rules & Regulations - Recreational Vehicles                    | 3 |
| Rules & Regulations - Commercial Vehicles                      | 2 |
| Rules & Regulations - No Business/Commercial use               | 1 |
| Rules & Regulations - ACC Non-Compliance                       | 2 |
| Rules & Regulations - Aesthetics - PODS/Dumpsters              | 1 |
| Closed Violations  | 3 |

Property Maintenance Committee Goals

1. Continuation of implementation of HOALife
2. Keeping our neighborhood looking good by following the association’s R&R while treating each homeowner the same.

**Architectural Control Committee:** Mark Powell

20 Nov 2023 to 20 Jan 2024

12 Approved Projects

- 2 roofs/gutter
- 1 garage door
- 1 front door wheelchair ramp
- 2 hot tub/sauna
- 2 greenhouses
- 1 driveway/walkway improvement
- 1 emergency generator

0 unapproved projects

0 ACC violations

1 enquiry for guidance/clarification of rules/guidelines

- prospective house buyer, questions on fencing

Misc.

- ACC form submittal through HOALife now functional and available.
- Exterior electric vehicle charging station installations require an approved ACC form.
- 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.
- 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 approval from FGHA to avoid violation notices.
- Setbacks require minimum 5-foot for all structures in side yards, backyards and front yards per FGHA and King County Code. Be sure your projects comply.
- 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 are considered “habitable” and require King County Permits to be legal. Shed projects must comply with ACC R&R and Guidelines.
- 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

### **Architectural Control Committee Goals**

1. Continue timely ACC form submittal review turnaround.
2. Review and evaluate solar shingle market offerings.
3. Migration of additional ACC submittal process to HOALife application completed.

**Security Committee:** Steven Jackson

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

- December 20, 2023 at approximately 7:11 pm Slat 2966 light pole is out.
- December 21, 2023 at approximately 1:26 pm Resident reported to Security Officer that her son was walking, when an individual approached him and asked if he drank. The son said no and started to walk away. The individual continued to follow him until son got on his phone and called his parents to pick him up. Resident stated that when she and her husband picked up their son, her husband returned to look for the individual, but could not locate. The only description given was a white male, approximately in his 30s. wearing a black beanie.
- December 23, 2023 at approximately 7:17 am Resident reported to Security Officer that his neighbor is remodeling bathroom. Resident just wanted to have it documented.
- On December 25, 2023 at approximately 10:36 am Resident reported to Security Officer that there was a suspicious person running around dressed up as Santa.
- December 27, 2023 at approximately 12:07 pm a gray Dodge Ram WA was parked on the sidewalk.
- December 27, 2023 at approximately 5:09 pm a black Ford F150 was parked on the sidewalk.
- December 27, 2023 at approximately 5:14 pm a Toyota 4 door sedan beige was parked on the sidewalk.
- December 27, 2023 at approximately 5:24 pm a white Ford Van WA was parked on the sidewalk.
- December 27, 2023 at approximately 5:39 pm a SUV was parked on the sidewalk.
- December 27, 2023 at approximately 5:45 pm a red 4 door sedan was parked on the sidewalk.
- January 2, 2023 at approximately 8:34 pm a car parked near the crosswalk. School sign states no parking within 20 feet of the crosswalk.
- January 5, 2024 at approximately 9:31 am there was a water leak in the concrete.
- January 5, 2025 at approximately 10:04 am resident reported to Security Officer that she walks her kids to Fairwood Elementary. There is a car parked on the sidewalk and she and her kids have no choice but to walk on the roadway. Resident stated that it has been happening frequently. At the time resident called, the car was already gone so the Security Officer could not get a description of the vehicle.
- January 9, 2024 at approximately 9:05 am there was a power outage. Security Officer knocked on the door and rang the doorbell, no answer.
- January 10, 2024 at approximately 10:15 am, Security Officer received a phone call from a resident stating that she found a dog with no ID tags. Resident also stated that she will take the dog to the veterinarian to see if the dog has a chip.
- January 10, 2024 at approximately 10:41 pm, a brown Ford Explorer XLT with expired tabs has been parked on the roadside for over 72 hours.
- January 15, 2024 at approximately 12:40 pm, a white mercury Saturn with no license plate has been parked on the roadside for over 72 hours.

- January 15, 2024 at approximately 2:55 pm, Security Officer received a phone call from one of the residents at stating that there was a water leak coming from the garage at said address. Security Officer attempted to contact the resident and was not able to contact them. The Fire Department was called. At approximately 3:22, Fire Department arrived and was dispatched to shut down the water at the same time they opened the garage door to see what type of damage that may have occurred. Fire incident report filed.

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

|   | <i>Jan '24 Total</i> | <i>Dec 20 - Dec 26</i> | <i>Dec 27 - Jan 2</i> | <i>Jan 3 - Jan 9</i> | <i>Jan 10 - Jan 16</i> |
|---|----------------------|------------------------|-----------------------|----------------------|------------------------|
| <b>Abandon Vehicles</b>                   | 2                    |                        |                       |                      | 2                      |
| <b>Vehicles on sidewalks / crosswalks</b> | 8                    |                        | 7                     | 1                    |                        |
| <b>Water leaks</b>                        | 2                    |                        |                       | 1                    | 1                      |
| <b>Alarm Calls Home/Vehicle</b>           | 1                    |                        |                       | 1                    |                        |
| <b>Barking Dog</b>                        |                      |                        |                       |                      |                        |
| <b>Emergency Response</b>                 |                      |                        |                       |                      |                        |
| <b>Fire</b>                               |                      |                        |                       |                      |                        |
| <b>Juvenile Problem</b>                   |                      |                        |                       |                      |                        |
| <b>Loose Dog</b>                          | 1                    |                        |                       |                      | 1                      |
| <b>Noise Complaints</b>                   | 1                    | 1                      |                       |                      |                        |
| <b>Open Garages</b>                       | 5                    | 3                      | 1                     | 1                    |                        |
| <b>Police Activities</b>                  |                      |                        |                       |                      |                        |
| <b>Property Vandalism</b>                 |                      |                        |                       |                      |                        |
| <b>Robbery</b>                            |                      |                        |                       |                      |                        |
| <b>Solicitors</b>                         |                      |                        |                       |                      |                        |
| <b>Stolen Property/Mail</b>               |                      |                        |                       |                      |                        |
| <b>Stolen Vehicle</b>                     |                      |                        |                       |                      |                        |
| <b>Street Lights</b>                      | 1                    | 1                      |                       |                      |                        |
| <b>Vehicle break-in</b>                   |                      |                        |                       |                      |                        |
| <b>Theft</b>                              |                      |                        |                       |                      |                        |
| <b>Trespassing</b>                        |                      |                        |                       |                      |                        |
| <b>Vacation Checks</b>                    | 64                   | 16                     | 17                    | 17                   | 14                     |
| <b>Vehicle Accidents</b>                  |                      |                        |                       |                      |                        |
| <b>Vehicle Vandalism</b>                  |                      |                        |                       |                      |                        |
| <b>Suspicious Person / Action</b>         |                      |                        |                       |                      |                        |

**Contract Oversight Pacific Coast Security:**

Pacific Coast Security continues to be responsive to FGHA requests.

- Continue honing FGHA Security performance ... trust and verify.
- Working to improve thru-put quality of incident and monthly summary reports.
- Thank you, Anastia and Legionett, for your years of service.
- Welcome two new officers: Edd (2nd shift) and Salot (3rd shift).
- Experiencing growing pains regarding new officers and vehicle reliability.
- Considering adding electric/hybrid electric vehicle requirement to 2024-2025 FGHA Security contract.

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

- One Anti-Harassment violation remains work-in-progress, please refer questions to FGHA Legal Chair, Jim Canterbury.
- One animal violation issued VLT-90-5429 as several reports by neighbor indicate dog defecating on his lawn, three documented reports to FGHA Security over time. No subsequent complaints as of 12-23-23. Violation closed.

**King County Sheriff's Office**

We continue off-duty KCSO patrols. Currently evaluating need for second officer during dark winter months, children in school, and return to work. Activities include traffic emphasis.

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

- Area check, assisted patrol with a possible vehicle theft in progress. Traffic emphasis.
- Security alerted KCSO about the grey Ford Explorer. KCSO found the vehicle and ensured it wasn't stolen, then called for an impound for the expired tabs over 45 days. Spoke to neighbors and no one knew who the car belonged to. Traffic emphasis.
- Area check. Traffic emphasis
- Security alerted KCSO about a vehicle. Parking complaint, unlicensed white Saturn. Found the owner and asked them to remove the vehicle. Also tagged the car. Traffic emphasis. Area check.

***It is unlawful to park against traffic, it is unlawful to block access to mailboxes, and it is unlawful park on the sidewalk per Washington state RCW 46.61.570.***

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

January '24 Vehicle Report

| Violation   | Address | Born-on Date | Violation Type                  | Desc/Notes                                    | Cure Date | PMC Recovery Rev Date & Finding  | LINK  | NEXT STEP/ACTION ITEMS  |
|---|---------|--------------|---------------------------------|---|-----------|--|---|---|
| VLT-71-2884 - RV  |         | 1/23/23      | RV/Conversion Cargo Van         | Homeowner responded with letter from attorney | 8/6/23    | FINAL APPEAL FAILED, ON TO LEGAL FOR DISPO.                                      | <a href="https://app.hoalife.com/accounts/3965/violations/712884">https://app.hoalife.com/accounts/3965/violations/712884</a> | SUBJECT TO ANNUAL REVIEW OF REASONABLE ACCOMODATION. REINSPECT OCTOBER 2024   |
| ESC-6-2955, VLT-87-0226, VLT-76-5214, VLT-75-9654, VLT-72-5579, VLT-61-5386 |         | 4/16/23      | Standup Cargo Van               | Elect Van                                     | 7/15/23   | RETURNS AS CHRONIC OFFENDER AS OF 9/1/23   | <a href="https://app.hoalife.com/accounts/3965/escalations/62955">https://app.hoalife.com/accounts/3965/escalations/62955</a> | 12-10-23 INSPECTION AND INFORMAL DRIVEBYS INDICATES VIOLATION REMAINS ON PREMISES. POSTED FINAL LETTER AND NOTICE OF \$150/DAY FINES TO ESCALATE 12-23-23. NEEDS INSPECTION |
| VLT-76-5215, VLT-82-1459 - Comm Veh   |         | 4/16/23      | Commercial Cargo Van            | Cargo van on oop                              | 2/10/24   | COMPLETED PMC FINDING 7-12-23 NONCOMPLIANT                                       | <a href="https://app.hoalife.com/accounts/3965/escalations/64837">https://app.hoalife.com/accounts/3965/escalations/64837</a> | PROPERTY HAS BEEN IN VIOLATION SINCE 4-16-23 ESCALLATION LETTER SENT 12-11-23, OUT OR FINES COMMENCE 2-10-24. APPEAL IN MOTION  |
| VLT-80-0765, VLT-82-1456- Comm Veh  |         | 5/29/23      | Standup Cargo Van               | Large Cargo Van                               | 9/10/23   | SENT PMC FINDING 6-25-23, REINSPECTED 6-25-23, STILL NONCOMPLIANT                | <a href="https://app.hoalife.com/accounts/3965/escalations/64695">https://app.hoalife.com/accounts/3965/escalations/64695</a> | FINE LETTER SENT 10/30/23 INDICATES FINES OF \$50/DAY BEGIN 11/13/23. INSPECTION 12-10-23 CONFIRMED VIOLATION REMAINS ON PREMISES. NEEDS INSPECTION                         |
| VLT-82-1461   |         | 6/25/23      | Standup Cargo Van               | Remodeling Standup Cargo Van                  | 9/23/23   | NO RESPONSE FROM HOMEOWNER SO ON TO ESCALATION                                   | <a href="https://app.hoalife.com/accounts/3965/escalations/64623">https://app.hoalife.com/accounts/3965/escalations/64623</a> | FINE LETTER SENT 10-18-23 INDICATES FINES OF \$50/DAY TO BEGIN 11/1/23. INSPECTION 12-10-23 CONFIRMED VIOLATION REMAINS ON PREMISES. NEEDS INSPECTION                       |
| VLT-83-0082   |         | 7/9/23       | Commercial Cargo Van            | Van with headache rack                        | 10/7/23   | CONVENED PMC REVIEW 8-9-23, FOUND NONCOMPLIANT                                   | <a href="https://app.hoalife.com/accounts/3965/violations/830082">https://app.hoalife.com/accounts/3965/violations/830082</a> | PMC REVIEW GAVE HOMEOWNER UNTIL 12-31-23 TO BRING PROPERTY INTO COMPLIANCE. NEEDS INSPECTION  |
| VLT-84-4398   |         | 7/23/23      | Commercial Cargo Van            | HVAC Cargo Van                                | 10/21/23  | SUBMITTED EXEMPTION VIA PORTAL. PMC FINDING NONCOMPLIANT SENT VIA PORTAL 8/18/23 | <a href="https://app.hoalife.com/accounts/3965/escalations/64694">https://app.hoalife.com/accounts/3965/escalations/64694</a> | FINE LETTER SENT 10-30 INDICATES \$50/DAY FINES TO BEGIN 11/13/23. 12-10-23 INSPECTION CONFIRMED VIOLATION REMAINS ON PROPERTY. NEEDS INSPECTION                            |
| VLT-89-9151   |         | 10/13/23     | Commercial Vehicle - Trailer    | Reported by neighbor                          | 1/11/24   | IN-WORK  | <a href="https://app.hoalife.com/accounts/3965/violations/899151">https://app.hoalife.com/accounts/3965/violations/899151</a> | 12-10-23 INSPECTION CONFIRMED VIOLATION REMAINS ON PROPERTY. CURE DATE 1/22/24, PROPERTY NEEDS INSPECTION. OUT BY 1-31-24 WHEN FINES BEGIN.                                 |
| VLT-90-2126   |         | 10/28/23     | RV - Motorhome                  | Reported by homeowner                         | 11/11/23  | REVIEW NEXT AVAILABILITY   | <a href="https://app.hoalife.com/accounts/3965/violations/902126">https://app.hoalife.com/accounts/3965/violations/902126</a> | OWNER REQUESTS EXEMPTION/VARIANCE PER REASONABLE ACCOMMODATION PACKAGE. PMC CONCURS WITH REASONABLE ACCOMMODATION STATUS. PMC TO SEND LETTER NEXT CONVENIENCE               |
| VLT-90-2122   |         | 10/28/23     | Commercial Cargo Van w Markings | Reported by homeowner                         | 1/26/24   | IN-WORK  | <a href="https://app.hoalife.com/accounts/3965/violations/902122">https://app.hoalife.com/accounts/3965/violations/902122</a> | 12-10-23 INSPECTION INDICATES VIOLATION STILL ON PROPERTY, CURE DATE IS 1/26/23. NEEDS INSPECTION.  |
| VLT-90-2121   |         | 10/28/23     | Commercial Cargo Van            | 2ND VIOLATION OF THIS TYPE AT THIS PROPERTY   | 1/26/24   | REVIEW NEXT AVAILABILITY   | <a href="https://app.hoalife.com/accounts/3965/violations/902121">https://app.hoalife.com/accounts/3965/violations/902121</a> | RECEIVED REQUEST FOR EX/VAR PROCESSED BY PMC 1/17/24- DENIED. 1ST LETTER GAVE 90 DAYS FROM 10-31-23 OR JANUARY 28, 2024. PMC DENIAL LETTER TO BE SENT NEXT CONVENIENCE      |
| VLT-90-5428   |         | 11/14/23     | RV - Boat                       | Reported by homeowner                         | 11/14/23  | NEED PMC REVIEW NEXT AVAILABILITY  | <a href="https://app.hoalife.com/accounts/3965/escalations/64838">https://app.hoalife.com/accounts/3965/escalations/64838</a> | FINES BEGIN 14 DAYS AFTER 12-11-23 OR 12-25-23. RESIDENT REQUEST CONSIDERATION, WILL BE OUT BY MID JANUARY PER EMAIL RESPONSE. PMC REVIEW 1/17. NEEDS INSPECTION            |
| VLT-90-8744   |         | 12/10/23     | RV - Motorhome                  | Reported by Neighbor                          | 12/25/23  | NEW 12-11-23   | <a href="https://app.hoalife.com/accounts/3965/violations/909574">https://app.hoalife.com/accounts/3965/violations/909574</a> | THIS IS SECOND VIOLATION AT THIS LOCATION IN A YEAR, CONSIDER CHRONIC OFFENDER? NEXT VIOLATION PER PMC CONVERSATION.  |
| VLT-91-0221   |         | 12/22/23     | RV-Trailer                      | Reported by neighbor                          | 1/17/24   |  | <a href="https://app.hoalife.com/accounts/3965/violations/910221">https://app.hoalife.com/accounts/3965/violations/910221</a> | FIRST LETTER SENT 1/3/24, CURE DATE IS 1/17. NEEDS INSPECTION   |
| NEXT INSPECTION   |         |              | CYLOPS VAN                      | Reported by homeowner                         |           |  |   | THIS IS A REPEAT CUSTOMER, PLEASE CHECK PROPERTY HISTORY  |





# SAFETY SPOTLIGHT

Renton Regional Fire Authority  
FIRE AND LIFE SAFETY EDUCATION

## January 2024

### SMOKE ALARMS YOUR NOSE AT NIGHT



Smoke alarms are a key part of a home fire escape plan. When there is a fire, smoke spreads fast. Working smoke alarms give you early warning so you can get outside quickly.

- o Install smoke alarms in every bedroom. They should also be outside each sleeping area and on every level of the home.
- o It is best to use interconnected smoke alarms. When one sounds, they all sound.
- o Test all smoke alarms at least once a month. Press the test button to be sure the alarm is working.
- o Current alarms on the market employ different types of technology including multi-sensing, which could include smoke and carbon monoxide combined.
- o A smoke alarm should be on the ceiling or high on the wall. Keep smoke alarms away from the kitchen to reduce false alarms. They should be at least 10 feet from the stove.
- o People who are hard of hearing or deaf can use special alarms. These alarms have strobe lights and bed shakers.
- o Replace all smoke alarms when they are 10 years old.

#### Did You Know...

- o A closed door may slow the spread of smoke, heat and fire?
- o Roughly 3 out of 5 deaths happen in homes with no smoke alarms or no working smoke alarms?

#### We're on Social Media!

Stay connected with RRFA on our social media sites for safety education and information

"Like" us on Facebook:  
Renton Regional Fire Authority

Follow us on Instagram:  
@rentonrfa

Follow us on Twitter: @RentonRFA



*It's a new year and time for a fresh start when it comes to fire safety! Resolve to spending just a few minutes reviewing the included winter safety information to make sure you start your new year off safely!*

#### Understanding Carbon Monoxide Poisoning:

Carbon monoxide, or CO is an odorless, colorless gas that can cause sudden illness and death. CO is produced by burning gasoline, wood, propane, charcoal, or other fuel. Improperly ventilated appliances and engines, particularly in a tightly sealed or enclosed space, may allow carbon monoxide to accumulate to dangerous levels.

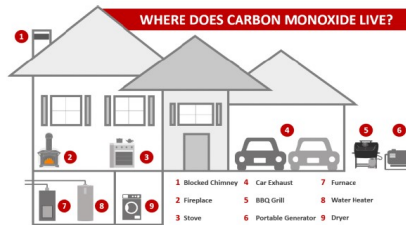
#### Poisoning Signs:

The most common symptoms of CO are headache, dizziness, weakness, nausea, vomiting, chest pain, and confusion. Poisoning occurs when carbon monoxide builds up in your bloodstream. When too much carbon monoxide is in the air, your body replaces the oxygen in your red blood cells with carbon monoxide. This can lead to serious tissue damage, or even death. Consider these prevention tips.

• **Install carbon monoxide detectors.** Put one in the hallway near each sleeping area in your house. Check the batteries every time you check your smoke detector batteries. If the alarm sounds, leave the house and call 911 or the fire department. Carbon monoxide detectors are also available for motor homes and boats.

• **Open the garage door before starting your car.** Never leave your car running in your garage. Be particularly cautious if you have an attached garage. Leaving your car running in a space attached to the rest of your house is never safe, even with the garage door open.

• **Make repairs before returning to the site of an incident.** If carbon monoxide poisoning has occurred in your home, it's critical to find and repair the source of the carbon monoxide before you stay there again.



#### Generator Safety:

Portable generators are useful during winter storms, but if not used safely, they can cause injuries and death.

- Use portable generators outdoors in well-ventilated areas away from all doors, windows and vents.
- Make sure you have carbon monoxide alarms in your home.
- Do not use a generator in a wet area. This can cause shock or electrocution.
- Connect appliances to the generator with heavy-duty extension cords.
- Do not fuel your generator when it is running. Spilling gas on a hot engine can cause a fire.



**Common Property Committee:** Nathan Popovich

Should there be any areas of concern, the appropriate way to contact Common Properties is to send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org), Attn: Common Properties. The association does not monitor Facebook or other social media platforms.

**Entrance at Fairwood Blvd & 140th Ave SE**

**Tree replacement from accident in February**

- Trees will be replaced in the Spring of 2024.
- 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. At this time, the soil will be amended, and 7 trees will be ordered. Once delivered, volunteers will be needed to amend the soil and plant the trees.
- Volunteers save the association several thousand dollars.

**Holiday Lights Take Down –**

- On Saturday, January 6th, 10 volunteers were able to take down the lights in less than an hour. Thank you to all of our volunteers.
- Putting up and taking down the lights with volunteers saved the association more than \$3,000.

**Open Action Items**

- The bark/mulch needs replacement once the trees are planted. Targeting April 2024.
- The lawn on the south side of Fairwood Blvd needs to be treated for moss and thatched. Targeting April 2024.
- The irrigation timer needs to be replaced. A replacement has been purchased and will be installed by volunteers when temperatures rise.
- Please send an email to [contact@fairwoodgreens.org](mailto: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 monthly. Play equipment construction to begin in fall 2024.
- The details for the play equipment replacement can be found at <https://fairwoodgreens.org/park-improvementprojects>.

**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.
- Some park patrons leave behind 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. Take your belongings with you or they will be discarded moving forward.

**Basketball 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
- Tree Maintenance: A few trees along the pickleball courts with problematic branches were removed.

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

### **Toddler Park**

- The subcommittee continues to meet on a monthly basis.
- To secure pricing on the play equipment the association put a down payment of 25% in December of 2023. The next payment of 25% due at the end of January. The final payment is due upon delivery of equipment.
- Playground installation contractor bids are being obtained. The play equipment vendor recommended 3 installers. The designs and equipment to be installed are being reviewed.
- **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 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](mailto: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. Targeting April of 2024.

### **Volunteer Opportunities/Open Actions**

Bark/mulch for the entrance, planting trees in the median 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, moss removal from the path at Allen Park.

### **Budget**

Getting things done takes either time or money, and we greatly appreciate those who have volunteered their time to save money for all homeowners. Utilizing volunteers for flood mitigation, holiday lights placement and removal, cul-de-sac rejuvenation, flag placement and removal, tree removal, planting, weeding flower beds, spreading bark, and irrigation system maintenance has saved the association a substantial amount of money. **Thank you to all of you who have volunteered.**

### ***Special Projects Committee:*** Barbara Young

- January HOA newsletter sent to all homeowners.
- Communication will begin going out to schedule entertainment and vendors for summer events.

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

- Working with King County Roads, we were able to get two solar powered speed signs installed on Fairwood Blvd. This change ends the issue of the speed signs that were battery powered and repeatedly failing. Please be mindful of the speed limits in Fairwood Greens which are 25 MPH.
- Last year, the four presidents of the HOAs that border 140th Ave SE (Fairwood Greens, Fairwood Crest, Fairwood West and Maple Ridge Estates) jointly called on the County to improve the speeding situation on 140th Ave SE. As

a result of these efforts, the County completed a survey in December on traffic on 140th. The result is an increased presence on 140th from the Sheriff's Office. The County has made the following determination.

Speed limit on 140th Ave SE: We have completed our investigation. We are recommending that the speed limit on 140th Ave SE, between SE 158th St to Petrovitsky be reduced from 40 miles per hour to 35 mph. In March 2024, our communications team will start public input and notification processes for the speed limit revision. This will include a 14-day public comment period, a general road alert notification to subscribers, information on our website, posts on social media, and connecting with local media. We hope to have the outreach completed and the speed limit revised in spring of 2024.

We would like to specifically thank Cody Echols and Jack Ipsen in Reagan Dunn's office for helping to work these changes through the system. We are grateful to the County and Reagan Dunn's office for their efforts in improving the lives of our homeowners and providing a safer community for us all.

***Greeter's Report:*** There were no new homeowners to greet.

The meeting adjourned at 8:34 PM. The next meeting will be held on Tuesday, February 27, 2024, with a meet and greet over coffee and cookies at 6:30 PM, the meeting to begin at 7:00 PM.