

Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
April 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, and Brian Schanz. Barbara Young was absent. Nine homeowners attended the meeting.

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the March 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

Councilman Reagan Dunn's Office District Manager – Carson Coates

Mr. Coates addressed the horrific accident on 140th that took the lives of four of our valued community members on March 19. He discussed the efforts that Councilman Reagan Dunn's office is making towards exploration of all possible measures of traffic control and safety measures in the area. Mr. Coates addressed questions from the Board regarding the "pause" that the County has put on the effort to reduce the speed limit to 35 MPH. (More information can be found in the External Affairs report.)

King County Sheriff's Department – Deputy Sam Shirley

Officer Shirley stated that FGHA remains a low-crime area in King County. He informed the Board and homeowners that Hyundai and Kia thefts are slowing down. As warm weather approaches, he advised members of the community to be mindful when garage doors and windows are open, as crimes of opportunity are more prevalent during the warmer months. Officer Shirley spoke about the vehicle pursuit laws that will be enacted on June 1, allowing police officers to conduct vehicle pursuits. Officer Shirley has postponed his retirement by one more year.

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 recreational vehicles parking in the streets with electric cords connected to homes and disorderly conduct from residents at a local adult family home. They commented on the pickleball courts being used very early in the morning during posted quiet hours, and asked the Board to put up the pickleball hour signs again. Additionally, homeowners commented on the volunteer effort and the beautiful new front entry trees. The Security and Common Property committee chairs addressed these questions and concerns.

Executive Committee: Lisa Lord

Sun is out and everyone is enjoying the sunshine!

Those taking our four-legged friends out and about, please clean up after your pet – scoop! It is the responsibility of each dog owner to properly dispose of its fecal waste. Failure to comply is a violation of R&R and homeowner may be fined as outlined below.

- While dog is on homeowner property, the homeowner must collect and dispose of any fecal waste generated by the dog in a timely manner so that neither the aroma nor the appearance of the yard is unsightly and/or offensive to other Fairwood Greens residents.
- While dog is off homeowner property and within the Fairwood Greens residential or common areas, the homeowner is responsible for the immediate cleanup of their dog's fecal droppings. Homeowner will carry with them appropriate implements for cleaning up after dog and must transport and deposit in homeowner's own waste containers. Dogs must be on leash at all times.
- Leaving the site of the dropping without collecting the fecal matter is a violation of the R&R whether on another homeowner's property, common areas, or on sidewalks or roadways.
- Full detail of the R&R in regard to animals is available on the association's website.

Homeowners are encouraged to view Fairwood Greens Homeowners' Association complete CC&R and R&R at the association's website (fairwoodgreens.org).

A reminder to FGHA homeowners who have signed up for Electronic Communications Authorization or those who want to ensure they receive emails from the association, please be sure to put the FGHA email addresses in the "safe email list" of your email provider, so that 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

A letter to Fairwood Community from Fairwood Golf and Country Club regarding Course Safety is printed below.

"Dear Members and Neighbors:

The Fairwood Golf and Country Club maintains an 18-hole course and practice areas for the enjoyment of our Membership that play golf.

The Golf Course requires constant maintenance throughout the year for playing conditions and overall improvement and value of such play.

Nestled within a neighborhood that consists of current Fairwood Members and nonmembers, this creates nongolfing traffic through course that can result in course damage, and/or alter playing conditions or actual golf play. While most use cart paths for travel, there are others that travel across turf that can create damage to course without even knowing it.

Any person(s) entering course at any time is at exposure of golf play. Afterall, it is a golf course and not a public park... the little ball that is hit and flies around can be a very dangerous projectile to a person, pet, or other. On a daily basis, staff from Golf Shop, Course Maintenance, Security, and Clubhouse attempt to stop persons from entering golf course through neighborhood, course entry points, and even through main entry, to avoid that person from harm's way. Most of the time, persons ignore the warnings, walk, run, scooter, bicycle, or other away from Fairwood Staff and continue across course.

For golfers, these situations are a nuisance, for staff, it is frustrating, for non-members, its trespassing on private property, for someone that gets hit by a golf ball, it's a tragedy they did not listens to all the warnings....

Thank you in advance to all for your cooperation in keeping the Fairwood Golf and Country Club Course safe and secure.

Bryon Hammock, General Manager, FWG&CC"

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. Fairwood Greens is 25 MPH.

THANK YOU! to volunteers who continue with their service to our Fairwood Greens 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!

Finance Committee: Mark Powell

Budget amounts are allocated across the 12-month period.

Income and Expense Report – Mar 2024

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 50,813	\$ 50,813
Special Assessment Income	\$ 66,500	\$ 66,500
Other Income	\$ (51)	\$ 4,820
Total Income	\$ 117,261	\$ 122,133
Expenses		
Special Assessment (Park Improvements)	\$0	\$66,500
Security	\$ 35,011	\$ 34,570
Common Properties	\$ 4,097	\$ 4,369
Special Events/Community	\$ 515	\$ 1,667
Utilities	\$ 193	\$1,340
Office	\$ 3,801	\$ 1,595
Professional Fees	\$ 6,369	\$ 7,770
Other	\$ 2,000	\$2,000
Total Expenses	\$ 51,987	\$ 119,811
Net Income/Loss	\$ 65,274	\$ 2,322

Year to Date Income and Expense Report (Sep 1, 2023 to Mar 31, 2024)

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 341,438	\$ 341,438
Special Assessment Income	\$ 199,500	\$ 199,500
Other Income	\$ 32,966	\$ 33,740
Total Income	\$ 573,904	\$ 574,678
Expenses		
Special Assessment (Parks Improvement)	\$ 61,206	\$ 199,500
Security	\$ 241,118	\$ 241,990
Common Properties	\$ 24,165	\$ 30,583
Special Events/Community	\$ (1,130)	\$ 11,669
Utilities	\$ 10,978	\$ 9,380
Office	\$ 16,189	\$ 13,017
Professional Fees	\$ 82,385	\$ 59,390

Other	\$ 14,002	\$ 14,000
Total Expenses	\$ 448,912	\$ 579,529
Net Income/Loss	\$ 124,991	\$ (4,852)

Balance Sheet as of March 31, 2024

Total Assets	\$ 470,185
Total Liabilities	\$ 215,164
Total Equity	\$ 255,021

Activities

- 2022-2023 audit with FGHA CPA underway.
- Ongoing monitoring of parks special assessment and projects.
- Office manager and treasurer conducted a vigorous outreach to homeowners who were late with January dues/assessment, avoiding many unpleasant surprises for homeowners.
- Account receivables clean up and homeowner outstanding balances resolution.

Finance Committee Goals

- Investigate and implement long range capital funding method.
- Establish parks special assessment tracking and accounting method.
- Maintain transparency and health of FGHA financial matters.

Legal Committee: Jim Canterbury

- Discuss several liens, collection judgments, and payment plans.
- Discuss pickleball court noise.

Legal Committee Goal

Ensure the HOA is operating legally within the Federal, State, County laws and the HOA CC&R and R&R in coordination with legal counsel.

Property Maintenance Committee: Brian Schanz

- Spring has arrived. It is time to take early action on removing moss from driveways, sidewalks, roofs, and landscape as moss is best killed while its actively growing. Trees and shrubs should be kept pruned so they don't encroach sidewalks, interfere with light from lampposts, or prevent visibility of pedestrians or traffic at intersections.
- PMC continues to address moss on property (includes roofs, driveways, landscape, etc.) along with overgrowth, downed branches, and basic yard maintenance.
- Complete R&R are available at the association's website (www.fairwoodgreens.org).
- Four new homeowners have been greeted with electronic communication forms completed. Three additional new homeowners and three new renters are in the process of being greeted.

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, recycling, and yard waste cans are to be placed out of view within 24 hours after pick-up day.
- Sidewalk in need of repair contact the 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>
- Streetlight out contact PSE 1-888-225-5773 or email: customercare@pse.com
- Suspected water leak contact Cedar River Water and Sewer - Office 425-255-6370, Email - custsvc@crwsd.com

Inspection Summary

Properties

Number of Properties with Violations	46
Total Violations	47
1st Violation	47

Violation Categories

Rules & Regulations - Waste Container Storage	38
Rules & Regulations - Nuisance Vehicles	1
Rules & Regulations - Aesthetics - Yard Maintenance	3
Rules & Regulations - Aesthetics - Holiday Lights/Decorations	3
Rules & Regulations - Recreational Vehicles	2
Closed Violations	1

Architectural Control Committee: Mark Powell

15 Approved Projects

- 1 Roofs/gutter
- 2 Patio in rear
- 1 Gazebo
- 2 Electric Vehicle Charging Stations
- 1 Windows/doors
- 3 Painting/staining
- 2 Deck
- 3 Solar panel installations

0 Unapproved Projects

1 ACC violations

1 Enquiries for guidance/clarification of rules/guidelines

- 1 Age of roof of newly purchased home
- Landscaping

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, including 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 (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.
- FGHA and King County Code require minimum 5-foot setbacks for all structures inside yards, backyards and front yards. 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 become “habitable” and will require King County Permits to be legal. Shed projects must comply with ACC R&R and Guidelines.

ACC Goals

- Continue timely ACC form submittal review turn around.
- Review and evaluate solar shingle market offerings.
- Migration of additional ACC submittal process to HOALife application completed.

Security Committee: Steven Jackson

Pacific Coast Security's summary

	<i>APRIL 2024 TOTAL</i>	<i>Mar 20 - Mar26</i>	<i>Mar 27 - April 2</i>	<i>Apr 3 - Apr 9</i>	<i>Apr 10 - Apr 16</i>
Abandon Vehicles	2	2			
Vehicles on sidewalks / crosswalks					
Water leaks					
Alarm Calls Home/Vehicle	2		1		1
Barking Dog	1	1			
Emergency Response					
Fire					
Loose Dog					
Noise Complaints					
Open Garages	4	1	2	1	
Police Activities					
Property Vandalism / Theft of property					
Robbery					
Solicitors	4	1	1	2	
Stolen Mail					
Stolen Vehicle					
Street Lights					
Vehicle break-in	2	1		1	
Theft					
Trespassing					
Vacation Checks	57	11	12	15	19
Vehicle Accidents					
Vehicle Vandalism	1			1	
Suspicious Person / Action	2		1		1

Pacific Coast Security Activities

- March 21, at approximately 10:20 am Resident contacted Security and stated that approximately 7:00 am his daughter was leaving for school as she approached her car she found a tall white male approximately 6 foot tall medium build dark hair with a beard, tan pants, and a blue hoodie siphoning gas out of her car. When the resident arrived outside the suspect jumped the resident's fence and ran away. Resident reported the incident to the police.
- March 21, at approximately 11:02 am Resident contacted Security and stated that he may have not updated his contact number with HOA. What prompted this was a couple of weeks ago he woke up and found that he had left his garage door open and did not receive a phone call.
- March 22, at approximately 1:16 pm Resident called and stated that there are real estate agent signs out not allowed in Fairwood Greens.
- March 23, at approximately 7:50 pm A resident contacted Security and stated that a dog was left alone and was barking a lot.

- March 24, at approximately 6:53 pm Security was informed that there was an abandoned vehicle park next to their house for a week and a half now with no sign of the owner of the vehicle. The vehicle is a green Ford Focus.
- March 26, at approximately 7:58 pm a Ford F150 with a trailer parked on the roadside over 72 hours.
- March 21, at approximately 12:35 pm, a company called Freedom Pros was driving a white lifted GMC Denali with no license plates, front or back.
- March 20, at approximately 1:54 am garage door was opened. Resident was notified and did not respond. The garage door was not secured.
- March 29, at approximately 1:51 pm Resident contacted Security regarding two male individuals standing on the sidewalk taking pictures of her home and they appeared suspicious looking.
- April 2, at approximately 7:46 pm Resident contacted Security and asked him to check on his home because his ADT alarm was going off. Security checked on the resident 's house and found no issues and the house was secure.
- March 21, at approximately 12:35 pm a company called Freedom Pros was driving a white lifted GMC Denali with no license plates, front or back.
- March 27, at approximately 11:32 pm The garage door was opened. Resident was notified and responded. The garage door was secured.
- March 27, at approximately 12:15 am The garage door was opened. Resident was notified and did not respond. The garage door was not secured.
- April 3, at approximately 1:44 pm Resident contacted Security and stated that she just noticed her front license plate of her car was missing. She also stated that she was at Fred Meyers earlier in the week and it could have been taken there.
- April 4, at approximately 6:41 pm Resident contacted Security and stated that his brother's Chevy Tahoe 2001 was broken into last night (April 3) around 12:30 am. The crime is on video with not enough detail to be useful in identifying anyone, the suspect appears to be skinny. The driver's door lock and ignition was broken. Tow equipment was stolen from the back of the vehicle.
- April 4, at approximately 2:36 pm A company called Revive Pro Services was going door to door for window cleaning.
- April 5, at approximately 2:52 pm A company Juan G Landscaping was going door to door dropping off business cards.
- April 6, at approximately 11:49 pm garage door was opened. Resident was notified and did not respond. Garage door was not secured.
- April 10, at approximately 12:03 pm Homeowner at said address reported to Security that her neighbor came into her house and stole some valuables. The Homeowner also stated that the incident occurred on April 8 and will likely report this incident to the police.
- April 15, at approximately 10:04 am Homeowner called Security and stated that there was a suspicious vehicle parked across the street and has been parked there since 5:00 am.
- April 12, at approximately 1:10 pm Homeowner called Security and stated that his motion detector alarm was activated by the living room window. Security did a complete walk around of the property with the homeowner on the phone. Everything was secure.

Pacific Coast Security Contract Oversight:

Pacific Coast Security continues to be responsive to FGHA requests.

- Continue honing FGHA Security performance.
- Staffing levels have stabilized.
- Incident reports and monthly summary reports quality continues to improve.
- Plan to add electric/hybrid electric vehicle requirement to 2024-2025 FGHA Security contract.

FGHA Security Noise/Egregious/Anti-Harassment Violation Notices

No active antiharassment violations currently in work. One animal violation remains open pending next event.

King County Sheriff's Office

We continue off-duty KCSO patrols. We added additional officer Detective Michael Norris as of April 15 for two 4-hour shifts per week to supplement existing two 4-hour shifts per week. Emphasis is traffic, parking, and abandoned vehicles. Traffic emphasis is generally focused around Fairwood Elementary, south and west entrances to FGHA, the 151st cross street and the corridor leading to the Ridge.

Details from daily KCSO officer log, parking warnings:

Gave warnings to vehicle owners who parked facing traffic and on the sidewalk.

- 1 vehicle parked the wrong way, 2 vehicles parked on sidewalk and 1 vehicle parked the wrong way on the sidewalk. All vehicles were moved at request.
- 1 vehicle parked on sidewalk. Vehicle moved at request:
- 1 vehicle parked the wrong way. Moved at request.
- 1 vehicle parked on sidewalk. Moved at request.
- 1 vehicle parked the wrong way. Moved at request.
- 1 vehicle on sidewalk. Moved at request.
- 1 vehicle parked on sidewalk. Left a business card asking them to move vehicle.
- 1 vehicle parked wrong way. Moved at request.
- 1 vehicle on sidewalk. Left a business card asking them to move vehicle.
- 1 vehicle parked the wrong way. Moved at request.
- 2 vehicles parked the wrong way and 1 vehicle parked on sidewalk. All moved at request.
- 1 vehicle parked the wrong way. Asked the owner to move the vehicle. 1 vehicle parked the wrong way. Vehicle moved at request.
- 1 vehicle parked the wrong way. Left a business card to have owner move the car.
- 1 vehicles parked the wrong way. Asked owner to move the vehicle.
- 1 vehicle parked wrong way. Asked owner to move the vehicle.
- 1 vehicle parked the wrong way. Vehicle moved at request.
- 1 vehicle parked on sidewalk. Vehicle moved at request.
- 1 vehicle parked the wrong way. Vehicle moved at request.

Other Activity:

- Traffic emphasis, area check. Assisted patrol with a Domestic Disturbance just outside the neighborhood.
- Traffic emphasis, area check. 1 warning for speeding. 1 notice of infraction for use of a personal electronic device while driving.
- Traffic emphasis, area check. Assisted patrol with a mental complaint detail in Fairwood Greens. Warned a vehicle owner about parking on the street at SE 168/ SE Fairwood Blvd. Assisted patrol with a domestic violence assault that possibly involved a firearm.
- Traffic emphasis, area check. 2 warnings for speeding.
- Traffic emphasis, area check. 1 warning for speeding. Warnings for a car parked on the sidewalk, a car parked facing the wrong way, 2 cars parked on the sidewalk. Car was parked facing the wrong way.
- Traffic emphasis, area check. Located a vehicle parked on the sidewalk and asked the owner to move it. He complied. 1 warning for speeding. 1 tagged vehicle for expired tabs and parking for more than 24 hours to be towed on Thursday if it hasn't been moved.
- Traffic emphasis, area check. Answered a call for service regarding vehicles parked on the sidewalk as well as partially blocking the roadway. Stopped at this scene prior to changing into uniform. This location is where a major interior and exterior renovation is going on and both crews were working at the same time. Able to get the crews to separate their vehicles and get them parked in the correct direction. They even put traffic cones out at my suggestion to warn drivers of the congestion. No vehicles parked on the sidewalk. Tagged a vehicle that had expired tabs and flat tires. This vehicle had been moved into the owners' driveway. Spoke to the workers in the who requested a check for speeding vehicles in the area due to their increased pedestrian movements in the area. One notice of infraction for speeding issued.
- Traffic emphasis, area check. 1 person/vehicle warned for parking on sidewalk. Resident was concerned about a suspicious vehicle parked in their driveway. Vehicle linked to a home inspection that was scheduled by another

family member. Assisted patrol with a missing child from Fairwood Elementary. Student found hiding inside school.

- The only non-parking complaint handled was an assist to an elderly person who had walked away from an adult family home. We determined where he lived and got him back home.

April Vehicle Report

Violation	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Finding	NEXT STEP/ACTION ITEMS
VLT-76-5215, VLT-82-1459 - Comm Veh	4/16/2023	Commercial Cargo Van	Cargo van on Jetski Loop	2/10/2024	COMPLETED PMC FINDING 7-12-23 NONCOMPLIANT	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, OUT OF COUNTRY UNTIL MID MARCH. AS OF 4-4-24 APPEARS TO BE IN AND OUT.
VLT-80-0765, VLT-82-1456-Comm Veh	5/29/2023	Standup Cargo Van	Large "FIX" Cargo Van	9/10/2023	HOMEOWNER APPEAL COMPLETE	CONVENED APPEAL BOARD 3-5-24, PLEASE REFER TO HOALIFE FOR NOTES TAKEN DURING MEETING. DETERMINED THAT FINES SHOULD BE WAIVED AND VEHICLE BE REMOVED FROM FGHA IN 90 DAYS (JUNE 10, 2024).
VLT-82-1461	6/25/2023	Standup Cargo Van	"Full House" Remodeling Standup Cargo Van	9/23/2023	HOMEOWNER APPEAL COMPLETE	CONVENED APPEAL BOARD 3-5-24, PLEASE REFER TO HOALIFE FOR NOTES TAKEN DURING MEETING. DETERMINED THAT FINES SHOULD BE WAIVED AND VEHICLE BE REMOVED FROM FGHA IN 90 DAYS (JUNE 10, 2024).
VLT-90-2121	10/28/2023	Commercial Cargo Van	2ND VIOLATION OF THIS TYPE AT THIS PROPERTY	4/7/2024	REVIEW NEXT AVAILABILITY	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 TO REVIEWED DRAFT LETTER, LISA TO CHECK AND SEND WEEK OF 2/6/24. ESCALLATED 2-4-24. CURE DATE IS APRIL 7, 2024.
VLT-90-5429	11/14/2023	Animal	Reported by neighbor, confirmed by FGHA Security	IN-WORK	REMAINS OPEN FOR CONSIDERATION	NEW 11/14/23 - RECOMMEND FRIENDLY REMINDER ONLY AT THIS TIME. NO SUBSEQUENT VIOLATIONS AS-OF 12-10-23 - REOPEN AT REQUEST OF HO. PROVIDED INSTRUCTIONS TO HO 2-6-24 PER NOTE. VIOLATION REOPENED IN ANTICIPATION OF NEXT VIOLATION ... still quiet as of 4-14-24.
VLT-91-6708	2-4-24 AND CHRONIC	Commercial Vehicle - Trailer	Reported by homeowner	5/4/2024	IN-WORK	FIRE FIRST LETTER 2/7/24, CURE DATE IS 5-4-24
VLT-61-5387	CHRONIC	PAINT CONTRACTOR REQUESTS RELIEF ON FINES		UNDER SANCTION	UNDER SANCTION	WGC DETERMINED FORGIVE 50% (\$900) IF RECEIVED BY 3-1-24 AND 4-10-24. SEE LETTER PER HOALIFE NOTE. HO SENT YET ANOTHER NOTE. SOME QUESTIONS DO NOT DESERVE A RESPONSE.
VLT-91-6711	2/4/2024	Cargo Van next to paint contractor		5/4/2024	IN-WORK	NEW VIOLATION AS OF 2-4-24. MAY NEED PMC INSPECTION TOO. CURE DATE 90 FROM FEB 7 OR 5/4/24.
ERROR	2/4/2024	Boat	Noted in inspection	N/A	IN-WORK	17008 158TH PL NOT 159TH PL. BOAT IS GONE. LISA TO RESPOND TO HOMEOWNER
VLT-93-0837	4/4/2024	RV -	Motorhome blocks crosswalk at school	4/18/2024	IN-WORK	NEWBIE 4/4/24. SECOND SUCH VIOLATION IN ONE YEAR
VLT-93-0835	4/4/2024	RV	Camper Trailer in driveway	4/18/2024	IN-WORK	NEWBIE 4/4/24.
VLT-93-0836	4/4/2024	Nuisance Vehicles	Next door to car collection	4/25/2024	IN-WORK	NEWBIE 4/4/24. SAME CHRONIC ABUSER, VEHICLE ON STREET NOT ROADWORTHY
FWD TO KCSO		Abandon Car and Abandon Pickup	One is a silver Mitsubishi (Lic#895XMV) that's been parked there over a month, and a teal Ford truck (Lic#C54524Y)	Reported by neighbor	N/A	Forward to KCSO 3-15-24 and 3-22-24, REPORTED AS ADDRESSED
FWD TO ACC		Nuisance Vehicles	POD in street	Reported by homeowner	N/A	Forward to KCSO 4-3-24
FWD TO KCSO		Abandon Vehicle	Green Ford Focus WA CCZ9391	Reported by neighbor	N/A	Forward to KCSO 4-22-24

Closed Security / Vehicle Violations to-date:

- Nuisance Vehicles (9)
- Commercial Vehicles (56)
- RVs (22)

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

SPEED LIMIT THROUGHOUT FAIRWOOD GREENS IS 25 MPH.

Renton Regional Fire Authority – Safety Spotlight:



SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

April 2024

Distracted Driving Awareness Month

April is distracted driving awareness month. Distracted driving is a major factor that causes traffic fatalities and accidents. A distracted driving crash is any crash that resulted from the driver being distracted from safely operating a vehicle while driving. According to the United States Department of Transportation, some of the most common distractions faced by drivers while operating their vehicle include talking, texting, using apps, such as social media, adjusting the radio, drinking or eating, and applying makeup while driving. A recent study conducted by the United States Department of Transportation showed that younger drivers between the ages of 16 and 24 years old are often the most distracted drivers. Cell phone use while driving, including talking, texting, and scrolling on social media are the biggest distractions for this age group. April is a good time to take responsibility for choices we make while on the road. Following these **safe driving tips** can help to keep yourself and your passenger safe on the road.

- Always keep two hands on the wheel while driving.
- Keep your eyes on the road at all times.
- Pull over and park if you need to send a text.
- Do not scroll through apps or social media when driving.
- Avoid eating and drinking while driving.
- Do not try to multi-task while driving.



SAFETY TIPS

- ✓ **Never use grills indoors.** Propane and charcoal grills should only be used outside.
- ✓ **Inspect your grill.** Before pulling out your grill to use this season, make sure to carefully inspect it and make sure that it is free of grease, fat build up, and spider webs or nests.
- ✓ **Position all BBQ grills a minimum of 10 feet away** from siding and deck railings, and out from under eaves and overhanging branches.
- ✓ **Keep a 3 foot safe zone around your grill when in use.** This will help to keep children and pets safe from the flames.
- ✓ **Don't leave your grill unattended.** Keep an eye on your grill, don't walk away when it is lit.
- ✓ **Always make sure your gas grill lid is open before lighting it.**

Charcoal Grills

If you plan on using a charcoal grill this year, take care to keep the charcoal fluid away from heat sources and out of the reach of children. Additionally, make sure that when you are finished grilling you allow the coals to cool down completely before disposing of them in a metal container.



Propane Grills

Before using your propane grill for the first time this year, make sure to check the gas tank hose for leaks. If your grill has a gas leak, make sure to turn off both the gas tank and the grill. If the leak stops, call a professional to come service the grill. If the leak does not stop, call the fire department. **If you smell gas while cooking, get away from the grill immediately and call the fire department.**

Common Property Committee: Nathan Popovich

- Should there be any areas of concern, the appropriate way to get in touch with Common Properties is to send an email to contact@fairwoodgreens.org. Attn: Common Properties
- The association does not monitor Facebook or other social media platforms.
- If you see something, say something. If you do not feel comfortable, please contact security at (206) 573-4114

Landscaping Maintenance Contract

Our new contract with ULM started April 15. The entrance was cleaned in preparation for volunteers to add new bark on May 11.

Flags

We are in need of 9 volunteers and 3 pickup trucks to put up flags **Saturday, May 18 at 9:30 AM – Meet at Allen Park by the shed**. In 2023, it took only two hours to put up flags.

Entrance at Fairwood Blvd & 140th Ave SE

On the April 6, 5 volunteers dug 7 large holes and 6 smaller holes for the new trees and otto luyken. On the April 13, 10 volunteers set 7 Styxax Japonicus (Evening Light Japanese Snowbells), 6 otto luyken, and amended the soil. Thank you to all our volunteers.

Volunteer Opportunities

- In May, we need to remove mole dirt from all the irrigation system controller boxes, clear obstructions from sprinkler heads, inspect the sprinkler heads for failures.
- The bark/mulch is in need of replacement once the trees are planted. Targeting early May 2024. Volunteer availability will be critical. Quotes from vendors are \$3,900+. Homeowners, wheelbarrows, and shovels can save the association \$3,000+. We have access to a tractor to fill wheelbarrows and minimize labor. The cost of bark with delivery and volunteer power is \$800.00.
- The lawn on the south side of Fairwood Blvd needs to be treated for moss, thatched, and overseeded. Please send an email to contact@fairwoodgreens.org subject "Entrance Volunteer" if you would be willing to volunteer to distribute bark or help with the irrigation system.

Allen Park

- Our parks are for Fairwood Green's residents and their guests.
- 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.
- Dog Poop.... Pick it up!
- New Signage - We are in the process of updating signage and rules for the park to minimize liability to the association.
- A volunteer treated the walking paths for moss.
- Play Equipment Replacement: The subcommittee continues to meet monthly. Play equipment construction to begin in fall 2024. Timeline – a deposit of 25-30% will be made at the beginning of August pending assessment receivables. In September, volunteers will be needed to move irrigation lines currently existing in the expansion site. Construction will be targeted for early October so the park may be enjoyed throughout the Last Splash.

Pickleball Courts

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - o Weekdays from 8:00 am-dusk
 - o Weekends from 9:00 am-dusk
- Do NOT hit pickleballs off of the shed. This adds an unnecessary amount of additional noise to our adjacent homeowners.
- Do NOT trespass on homeowner property to retrieve pickleballs.
- As the weather improves, the courts will get busier.

- The courts are for residents and their guests. As of recent, it seems as though there are large groups of non-residents playing. This additional noise is unwanted and our residents should not be inconvenienced. If you suspect groups of non-residents are playing please contact security at (206) 573-4114.
- There is a paddle stacking system on the South side of the shed along the fence.
- Clothes on the fence – in the past, patrons had 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 would 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.

Basketball Courts

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - o Weekdays from 8:00 am-dusk
 - o Weekends from 9:00 am-dusk

Allen Park Volunteering Needs

In May, we need to remove mole dirt from all of the irrigation system controller boxes, clear obstructions from sprinkler heads, inspect the sprinkler heads for failures.

Toddler Park Play Equipment Replacement

- Play equipment has arrived and construction will start in May.
- The final payment for the play equipment was made.
- Watch for updates on the association’s Facebook page.
- 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.
- If you have suggestions for improvements to certain cul-de-sacs send an email to contact@fairwoodgreens.org, subject: Cul-de-sacs
- Communications now ensure things are budgeted appropriately for next year.
- Volunteers collected cardboard, delivered, and spread 20+ yards of bark in a few of our cul-de-sacs in April.
- Volunteers planted a new tree to replace one that had been removed in 2022.
- In May, volunteers will be needed will replenish bark/mulch in the remaining cul-de-sacs.
 - Volunteers will deliver the bark.
 - Volunteers will be needed to spread the bark with shovels and wheelbarrows (1/2-1 yard/cul-de-sac).
 - Homeowners willing to donate used cardboard boxes to be used under the bark for weed prevention would be appreciated. If you have cardboard boxes to donate, please send an email to contact@fairwoodgreens.org, Attn: Cardboard Donation.
 - Communications will be sent out via the HOA Facebook page and email.
- Homeowner volunteers will be critical to accomplishing more while maintaining minimal 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.

Volunteer Opportunities/Open Actions

Holiday lights take down, bark/mulch for the entrance, irrigation control box needs replaced 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.

Volunteer Calendar – RSVP at contact@fairwoodgreens.org

5/11/2024 Spreading Bark at the Entrance – 9:00 AM, bring wheel barrows and rakes

5/18/2024 Flags – 10:00 AM

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.

Getting things done takes either time or money,, we greatly appreciate those who have volunteered their time to save all of our homeowners money. Thank you to all of you who have volunteered.

Special Projects Committee: Barbara Young

Garage Sale: All day July 12-13-14

August Concert Series: (all events start at 5:00 PM)

Aug 4: The Jonas Myers Trio

Aug 11: Free Rain

Aug 18: SoulFunktion

Aug 25: Fusion Axe (formerly Eclipse)

LAST SPLASH: Sunday, September 8, 1:00-4:00 PM

We are pleased to announce that LAST SPLASH has been awarded an Alan Painter Grant for 2024.

External Affairs: Joe Krumbach

We ask Homeowners to please send an email to fairwood_hoa@fairwoodgreens.org with any concerns, questions or suggestions for things they would like to be addressed. These emails will be routed to the appropriate party and will be addressed.

We invited a representative from Reagan Dunn's office to join us last month. Due to the accident at 192nd they were unable to, they are sending a representative to the April meeting.

We had a question regarding the status of the speed limit reduction on 140th that had been agreed to by the County and was set for April. I reached out to the County and was told the following.

"Thank you for inquiring on the status of the speed limit reduction on 140th Avenue SE north of SE Petrovitsky Road. Due to the recent fatality collision on 140th Avenue SE, any changes to the road network in the Fairwood area have been placed on hold. We do not currently have a timeline for resuming speed limit reduction work on 140th Avenue SE."

If you would like to file a complaint directly with the County about the continued challenges on 140th the email address is; maint.roads@kingcounty.gov

On April 13, the Presidents of Fairwood Greens, Fairwood Crest, Fairwood West and Maple Ridge Estates joined together to send a letter to King County Executive Dow Constantine, Councilman Reagan Dunn, and Sheriff Cole-Tindall about the continued lack of speed enforcement along 140th. Each representative agreed more needs to be done and has asked the County to install red light cameras at all major intersections along 140th. A copy of the letter is below.



Communities of Fairwood

April 13th, 2024

TO: Executive Constantine, Councilman Dunn, and Sheriff Cole-Tindall

RE: Red Light Cameras – 140th Avenue SE

Dear Madam and Sirs:

On behalf of the 2,038 homeowners of Fairwood Greens, Fairwood Crest, Fairwood West, and Maple Ridge Estates we once again reach out to you to request assistance. August of last year, this same group wrote to you to address speeding along 140th Avenue SE in the unincorporated area of King County. As a result, we are working in conjunction with the Roads Department to change the speed limit, reducing from 40 MPH to 35 MPH. Our goal is to eliminate any pockets of roadway on 140th/132nd that currently has 40 MPH between Maple Valley and 208th (Kent City limits) and on Petrovitsky from Renton City limits through to Northwood Middle School.

We had hoped for a greater effort from the Sheriff's Department to contribute to lowering speeds through patrols, but their approach is very sporadic. We have found that in the past, Fairwood had nine officers from the Sheriff's office on patrol at any given time. That number has been reduced to two per shift and they are covering more areas, extending all the way to Maple Valley. This number seems unacceptable given the density of the population that has grown in the Fairwood community and the continued residential growth. We ask that the number of patrols be returned to nine officers.

We further ask that given the horrific accident on 140th and 192nd that the County consider installing red-light cameras along all major intersections along 140th. While red-light cameras will never bring back the four lives that were taken by a high-speed driver March 19, they may provide a tool to law enforcement to identify drivers that act irresponsibly on our communities' roads.

Either through oversight or error the County has failed the residents of this area. We request that the County make changes to protect the citizens of our community. We further request these items be fast-tracked and made a priority for implementation before the end of this year.

We look forward to hearing back from you.

Active Work:

The Board discussed the possibility of budgeting to fill the greeter position again, and agreed to move the greeter report into the property maintenance committee report. The Board discussed methods of tracking future rental properties in accordance with R&R 3.110.1. Additionally, the Board discussed updating the R&R table of contents and schedule of fines to reflect the correct fine amount for R&R 3.130.1 Solar Energy Devices.

The meeting was adjourned to Executive Session at 8:30 p.m. The next meeting will be held on **Tuesday, May 28, 2024**, and will begin at **7:00 p.m.**