

**Fairwood Greens Homeowners' Association**  
**Monthly Board Meeting of Trustees**  
**May 28, 2024**

Interim President Mark Powell called the monthly meeting of the Board of Trustees to order at 7:00 pm at the Fairwood Golf and Country Club. A quorum was present. Trustees in attendance were Jim Canterbury, Steve Jackson, Joe Krumbach, Bonnie Lyon, Nathan Popovich, Mark Powell, Brian Schanz and Barbara Young. Lisa Lord was absent. Six homeowners attended the meeting.

**Official Business**

***Approval of the Minutes:*** Jim Canterbury

**MOTION:** To approve the April 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**

**King County Sheriff's Department – Deputy Sam Shirley**

Officer Shirley stated that FGHA remains a low-crime area in King County. 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.

**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 Association's collection policy regarding past due assessments and recommendations of working together to request additional grocery stores in the area.

***Executive Committee:*** Lisa Lord (Mark reviewed report)

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](http://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

THANK YOU! to volunteers who continue to serve 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!

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

**Finance Committee:** Mark Powell

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

**Income and Expense Report - April**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Bi-Annual Dues Income	\$ 50,813	\$ 50,813
Special Assessment Income	\$ 66,500	\$ 66,500
Other Income	\$ 4,036	\$ 4,820
<b>Total Income</b>	\$ 121,349	\$ 122,133
<b>Expenses</b>		
Special Assessment (Park Improvements)	\$0	\$66,500
Security	\$ 36,065	\$ 34,570
Common Properties	\$ 3,169	\$ 4,369
Special Events/Community	\$ 216	\$ 1,667
Utilities	\$ 75	\$1,340
Office	\$ 0	\$ 1,595
Professional Fees	\$ 9,284	\$ 7,770
Other	\$ 2,000	\$2,000
<b>Total Expenses</b>	\$ 50,809	\$ 119,811
<b>Net Income/Loss</b>	\$ 70,540	\$ 2,322

**Year to Date Income and Expense Report**

	<b>Actual</b>	<b>Budget</b>
<b>Revenues</b>		
Bi-Annual Dues Income	\$ 392,250	\$ 392,250
Special Assessment Income	\$ 266,000	\$ 266,000
Other Income	\$ 37,303	\$ 38,560
<b>Total Income</b>	\$ 695,552	\$ 696,810
<b>Expenses</b>		
Special Assessment (Parks Improvement)	\$ 61,206	\$ 266,000
Security	\$ 277,182	\$ 276,560

Common Properties	\$ 27,334	\$ 34,952
Special Events/Community	\$ (914)	\$ 13,336
Utilities	\$ 11,053	\$ 10,720
Office	\$ 16,189	\$ 14,612
Professional Fees	\$ 91,669	\$ 67,160
Other	\$ 16,002	\$ 16,000
<b>Total Expenses</b>	<b>\$ 499,721</b>	<b>\$ 699,340</b>
<b>Net Income/Loss</b>	<b>\$ 195,931</b>	<b>\$ (2,530)</b>

**Balance as of April 30, 2024**

<b>Total Assets</b>	<b>\$ 424,306</b>
<b>Total Liabilities</b>	<b>\$ 364,495</b>
<b>Total Equity</b>	<b>\$ 59,811</b>

**Legal Committee:** Jim Canterbury

- Discussed several liens, collection judgments, and payment plans.
- Discussed locating homeowner and serving lien document.

**Property Maintenance Committee:** Brian Schanz

- Trees and shrubs should be kept pruned so they don't encroach sidewalks, interfere with light from lampposts nor prevent visibility of pedestrians or traffic at intersections.
- The Property Maintenance Committee continues to address moss on property (which includes roofs, driveways, landscape, etc.) along with overgrowth, downed branches, and basic yard maintenance.
- Complete Rules and Regulations are available on our website. [www.fairwoodgreens.org](http://www.fairwoodgreens.org)

**Friendly reminders**

- 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](mailto:customercare@pse.com)
- Suspected water leak contact Cedar River Water and Sewer - Office 425-255-6370, Email - [custsvc@crwsd.com](mailto:custsvc@crwsd.com)

Inspection Summary Report

**Properties**

Number of Properties with Violations	29
Total Violations	45
1st Violation	42
2nd Violation	3

**Violation Categories**

Rules & Regulations - Waste Container Storage	1
Rules & Regulations - Nuisance Vehicles	2
Rules & Regulations - Aesthetics - Home Exterior Maintenance	1
Rules & Regulations - Aesthetics - Yard Maintenance	32
Rules & Regulations - Aesthetics - Holiday Lights/Decorations	1
Rules & Regulations - Aesthetics - Trees & Shrubs	1

Rules & Regulations - Recreational Vehicles	4
Rules & Regulations - Commercial Vehicles	2
Rules & Regulations - No Business or Commercial Use	1
Closed Violations	2

**Architectural Control Committee:** Mark Powell

24 Approved Projects

- 1 Roofs/gutter
- 3 Windows/doors
- 9 Painting/staining
- 2 Deck
- 1 Retaining wall
- 1 Front ADA ramp
- 1 Emergency sewer repair
- 2 Driveway/front steps
- 1 Tree removal
- 2 Fence
- 1 Siding

0 Unapproved Projects

0 ACC violations

5 Enquiries for guidance/clarification of rules/guidelines

- 1 Rear deck cover material
- 1 Concern regarding neighbor future exterior projects
- 1 FGHA R&Rs regarding water drainage from property to property
- 1 Permissible size of sheds
- 1 R&Rs regarding retaining wall project within 65 feet of Madsen Creek

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.
- For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start. Phone 425-902-6994
- Please allow 4 weeks in advance of your exterior projects to submit ACC forms for review and approval. Our goal is to turn them around quickly, depending on follow up questions or inspections.
- Dumpsters, Storage pods, and Porta Potties on driveways or properties for longer than 72 hours require an approval from FGHA to avoid violation notices.
- Setbacks – FGHA and King County Code require minimum 5-foot setbacks for all structures in side yards, backyards and front yards. Be sure your projects are in compliance.
- If exterior landscaping projects near natural streams (Madsen Creek and tributaries) are situated within the 65-foot critical natural area buffer along the streams, these projects MUST apply and be granted permits from King County Permitting and WA State Dept of Wildlife & Fish, before FGHA ACC approval will be granted.
- Shed projects that have electricity and/or water installed become “habitable” and will require King County Permits to be legal. Shed projects must comply with ACC R&R and Guidelines.

**Security Committee:** Steven Jackson  
 Pacific Coast Security Report

	<i>May 2024 Total</i>	<i>Apr 24 - Apr 30</i>	<i>May 1 - May 7</i>	<i>May 8 - May 14</i>	<i>May 15 - May 21</i>
<b>Abandon Vehicles</b>	<b>2</b>	<b>1</b>			<b>1</b>
<b>Vehicles on sidewalks / crosswalks</b>	<b>1</b>			<b>1</b>	
<b>Water leaks</b>	<b>1</b>			<b>1</b>	
<b>Alarm Calls Home/Vehicle</b>	<b>2</b>				<b>2</b>
<b>Barking Dog</b>					
<b>Break-In</b>					
<b>Emergency Response</b>					
<b>Fire</b>					
<b>Loose Dog</b>					
<b>Noise Complaints</b>					
<b>Open Garages</b>	<b>3</b>	<b>1</b>			<b>2</b>
<b>Police Activities</b>	<b>1</b>			<b>1</b>	
<b>Property Vandalism / Theft of property</b>	<b>3</b>			<b>3</b>	
<b>Robbery</b>					
<b>Solicitors</b>	<b>5</b>	<b>1</b>	<b>1</b>	<b>3</b>	
<b>Stolen Property/Mail</b>	<b>1</b>				<b>1</b>
<b>Stolen Vehicle</b>					
<b>Street Lights</b>					
<b>Power outage</b>					
<b>Street Signs</b>	<b>1</b>				<b>1</b>
<b>Theft</b>					
<b>Trespassing</b>					
<b>Vacation Checks (running average by week)</b>	<b>6</b>	<b>10</b>	<b>6</b>	<b>4</b>	<b>4</b>
<b>Vehicle Accidents</b>					
<b>Vehicle Vandalism</b>					
<b>Suspicious Person / Action</b>	<b>3</b>		<b>1</b>		<b>2</b>

- On April 17, 2024 at approximately 12:41 am the garage door was opened. Resident was notified and responded. Garage door was secured.
- On April 17, 2024 at approximately 1:08 am the garage door was opened. Resident was notified and did not respond. Garage door was not secured.
- On April 18, 2024 at approximately 9:24 pm resident contacted Security Officer and reported that there was loud music, and they were running a business at said address. On April 20, 2024 at approximately 2:39 pm a company called Freedom Forever was going door to door selling solar panels.
- On April 21, 2024 at approximately 6:33 pm resident at said address reported to Security Officer that there was a suspicious person walking behind her house on the golf course. The suspicious person was pushing a bicycle that had a homemade trailer hitch on it. The suspicious person was a male wearing a black jacket, blue jeans and white shoes. Security Officer went to the location and searched all around the area and was not able to locate the suspicious person.

- On April 23, 2024 at approximately 1:13 pm there was an orange Mazda 82000 pick-up truck parked in front. The truck was on a jack with the left tire missing. There was no license plate or temporary plate on the vehicle. At approximately 4:59 pm the same vehicle was still parked at same location.
- On April 23, 2024 at approximately 11:20 pm the garage door was opened. Resident was notified and did not respond. Garage door was not secured.
- On April 26, 2024 at approximately 4:12 Pm a resident reported that there was a black Acura parked in front of the stop sign and facing the wrong way.
- On April 25, 2024 at approximately 11:36 am company called Ecoshield was going door.
- On April 25, 2024 at approximately 3:8 am the garage door was opened. Resident was notified and did not respond. The garage door was not secured.
- On May 2, 2024 at approximately 5:44 pm resident reported that there was a male going door to door selling something. Resident was unsure what company it was. Security Officer tried to locate the white male and was unable to.
- On May 6, 2024 at approximately 3:00 am resident called Security Officer reporting that there was a male individual, brown skin in his mid-20's pounding on her door requesting for the resident to call an Uber. Security Officer arrived at said location and the suspect was not there. Security Officer located suspect. The suspect saw the Security Vehicle and attempted to open the passenger door. The Security Officer stopped him. The suspect explained to the Security Officer that his phone was dead and his Uber driver dropped him off at the wrong place. Security Officer asked him to leave because he was disturbing the residents. As the Security Officer was in his vehicle and locking the doors he watched the suspect leave. Security Officer drove around to make sure the suspect was gone. The suspect may have been under the influence. This incident was reported on May 8, 2024 at approximately 11:59 am.
- On May 7, 2024 at approximately 6:38 am located at Benedict Hall. There was a black bag on the picnic table. There were 2 ID tags on it with a name on it. Security Officer relocated inside Benedict Hall.
- On May 9, 2024 at approximately 10:40 am there was a UHAUL at the location.
- On May 9, 2024 at approximately 4:07 pm resident called Security Officer and stated that someone came into his house and took his/her alarm remote control, two long pants and some underwear are missing.
- On May 9, 2024 at approximately 6:54 pm the company Aptive was going door to door selling pest control.
- On May 10, 2024 at approximately 4:02 pm security Officer received a call from ADT alarm company and stated that the alarm was going off at address. The Security Officer called the homeowner and there was no answer. The Security Officer drove around the Homeowners property, and everything was secured.
- On May 10, 2024 at approximately 9:21 am company El Guero Landscaping was dropping off business cards on the front porches of residents' homes.
- On May 10, 2024 at approximately 11:55 am, Pros Cleaning was knocking door to door selling their product.
- On May 11, 2024 at approximately 3:37 pm resident called Security Officer and stated that his lawn mower was stolen off of his property at approximately 2:00 pm.
- On May 12, 2024 at approximately 6:17 pm located at 15255 SE Fairwood Blvd. When Security Officer arrived at the Church, he was doing a patrol around the back and noticed a golden Ford Taurus, there was no sign of the driver. Security Officer called the Sheriff department and reported the incident to Officer. They stated they will try to make contact with the owner of the vehicle. Around 4:00 pm, no vehicle there. The accident may have happened between at approximately 4:15 pm and 5:00 pm
- On May 13, 2024 at approximately 12:55 pm Resident reported to Security Officer that her neighbor stole a big basket of hers. Resident also stated that she had called the police but did not speak to anyone and just left a message with her name, contact number and what had happened.
- On May 13, 2024 at approximately 2:54 pm There was a Blue Camry parked on the sidewalk.
- On May 15, 2024 at approximately 10:27 pm The garage door was opened. Resident was notified and responded. The garage door was secured.
- On May 15, 2024 at approximately 11:27 pm The garage door was opened. Resident was notified and did not respond. The garage door was not secured.
- On May 16, 2024 at approximately 12:42 pm There was a UHAUL parked in front of the home.
- On May 16, 2024 at approximately 8:01 Pm Reported to Security Officer that there is a white Toyota Corolla parked on the roadside over 72 hours.

- On May 19, 2024 at approximately 8:58 pm Resident reported to Security Officer that he was working in the garden at Fairwood United Church at 15255 SE Fairwood Blvd. He saw two men driving in a white 2020 van and pulled up next to him, they got out of the van and started talking to him. He stated that the two men were very friendly but acting suspicious and coming across that they worked at the church. The two men were asking the resident if he needed help with anything, the resident said no. The two men then asked the resident for some gas for their van. The resident stated he had no gas and then the two men went back into their van and left. The resident was unable to recall what the two men looked like or what they were wearing.
- On May 19, 2024 at approximately 12:02 am a neighbor informed Security Officer that the address above the alarm was going off. Security Officer called the resident and drove around the location, and everything was secured.
- On May 20, 2024 at approximately 3:40 pm The street sign for 157th Pl SE is falling off the pillar and the nails have split the wood.
- On May 20, 2024 7:58 pm resident reported to Security Officer that while he was at work a white van drove up to his property and took the mail out of his mailbox. One of his neighbors saw the driver of the white van take it and called him. The driver was a middle aged woman driving the white van. The witness wasn't able to recall any other description.
- On May 20, 2024 at approximately 11:29 pm neighbor reported to Security Officer that a car alarm and lights were going off at the location stated above. Security Officer arrived at the location and attempted to call the resident and there was no response. The resident did call him back a couple of hours later and turned his alarm off.
- On May 21, 2024 at approximately 6:50 am Resident reported to Security Officer that there was a suspicious person located at the corner. Security Officer arrived at said location and there was a white female in her car. Security Officer asked the female if she needed any assistance. The female stated that she is trying to put air in her tire. Security Officer asked if she was a resident of Fairwood Greens and she stated yes. The female called someone to bring her a spare tire. The vehicle was a red Mercury Sable.

#### King County Sheriff's Office Report

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 151<sup>st</sup> cross street and the corridor leading to the Ridge.

#### Details from daily KCSO officer log:

- Area check, traffic emphasis. Security informed me about a red Mazda pick-up that was missing a wheel on 159th Ave. Checked the Ford Focus. I spoke to one of the people that lived with the owner, and they said they would get the car moved to the driveway. I also checked on the red Mazda. The vehicle was a new project purchase for a young man and the vehicle had broken down on the freeway. It had been towed to the residence and when the driver tried to back the truck into the driveway it damaged one of the hydraulic joints on the tow truck- you can see oil stains on the pavement. I have the residents' phone number and they have a new part coming for the truck so they can get it in the driveway or garage. They are licensing it tomorrow and have a title in hand. The VIN matches the title, and the truck doesn't appear stolen. My suggestion is to let them get the wheel back on and get it into the garage. I also suggested they buy some wheel dolly's so they can move the vehicle before the part arrives. I found two Malinois dogs running west on 155th Ave SE. They came to me, and I got the owner's phone number. They lived nearby and had gotten loose. I walked them back to the residence with the help of another resident. Area check and had to go to the Maple Valley Precinct for fuel. Traffic emphasis warning for speeding. Checked on Ford Focus, the vehicle had been moved.
- Area check, traffic emphasis. Notice of infraction for speeding and passing in a no passing zone.
- Area check, traffic emphasis. Received email about the white truck. The truck was not there at 1400 hrs., but was there at 1515 hrs. The truck is fully licensed, I spoke to the driver. He works very early M-F and returns home after 1400 hrs. He moves the truck every weekday morning.
- Area check, traffic emphasis. Had 3 cars stop and their occupants thanked me for being in the neighborhood.
- Area check, traffic emphasis. 1 warning of a golf car driver for inattentive golf carting. 1 warning for speeding at 14500 block SE Fairwood Blvd.

- Area check, traffic emphasis. During this time, I observed a vehicle traveling at a very fast speed and attempted to follow. I was able to put the plate out and was told the vehicle was a Renton Police Stolen. 2 subjects bailed out of the car at SE 174 pl/ 151 Ave SE. K-9, UAV and other officers arrived. Unable to locate the suspects.
- Area check, traffic emphasis. Checked in with Security. Speed deterrence and parking enforcement on vehicles blocking sidewalk. Attempted to contact owner of black Audi. No answer at the location. Area check traffic enforcement for stop sign and area check. Parking enforcement on vehicles blocking the sidewalks. Observed 1 vehicle blocking sidewalk. White Toyota Camry contacted owners and advised to remove vehicle from the sidewalk.
- Area check, traffic emphasis near Fairwood elementary. Area check for vehicles parked improperly on the sidewalk. Checked for previously reported incident. There were no issues at that location. Conducted traffic stop at SE Fairwood Blvd & 141 Ave SE on dark colored Subaru Impreza for speeding in the area and illegal passing of a school bus. Driver given verbal warning. Area check.
- Area check, traffic emphasis. Stop sign and speeding enforcement. Multiple residents reported a black Hyundai vehicle parked in the area. The vehicle reportedly had a smashed windshield and had been there for days. The vehicle was not in the area. Area check near Fairwood Elementary. Spoke with security again about the suspicious vehicle. The description originally given was incorrect. The vehicle is a black Ford Focus. The vehicle has not been reported stolen. There was no ignition damage to the vehicle to indicate it was stolen. The tabs are not expired. There is extensive damage to the windshield. Due to reports of the vehicle being parked here for days, I placed a 24 hour impound notice on the vehicle. Speed enforcement using the speed detection devices.
- Area check, traffic emphasis. Stop sign enforcement and area check. Speed detection and enforcement. Traffic stop on this vehicle for speeding. Driver given a warning. Traffic stop on this vehicle for speeding. Driver given a warning. Area check. The black Ford Focus that security previously reported is still on the street. It was not able to be impounded due to the vehicle moving. The vehicle now has no license plate attached. I applied another 24-hour notice to the vehicle.
- Area check, traffic emphasis. Stop sign and speeding enforcement. Area checked for the abandoned Ford Focus previously reported by security. The vehicle is no longer on the property. Area check near Allen Park & SE Fairwood Blvd. Speed detection using electronic device and enforcement.
- Area check, traffic emphasis. Stop sign enforcement SE Fairwood Blvd. Area check speed enforcement using traffic control device 145 Ave SE. Traffic stop for speeding. Driver cooperative. Given a warning. Traffic stop for speeding. Driver cooperative. Given a warning.
- Area check, traffic emphasis, and stop sign. Area check and stop sign enforcement. Speed enforcement using traffic control device.
- Area check, traffic emphasis. Received call from security asking me to come assist with a solicitor near Fairwood Blvd & Allen Park. I contacted the security officer a couple of minutes after he called me. He said he was speaking with the solicitor, but the solicitor wouldn't listen to him. He identified the solicitor who was walking west on SE Fairwood Blvd. I contacted the solicitor. He was an employee of Saela Pest Control. I asked him what was going on and he stated he and the security officer had a disagreement over the legality of him going door to door. I advised him that the neighborhood HOA hires security to handle matters like this and although he isn't breaking the law, if security advised him to leave the area, they are representatives for the property. He stated he was told by previous security officers to be polite and respectful to the residents. I advised him he was not breaking any law but there were complaints made to security so it would be in his best interest to leave the property. He agreed and awaited his ride off the property. Stop sign enforcement SE Fairwood Blvd & 156th Ave SE. Speed enforcement using speed detection device at 145th Ave SE & SE Fairwood Blvd. Pulled over dark SUV for speeding through residential. Driver was polite and compliant. Given a warning. Pulled over sedan, for speeding through residential. Driver was polite and compliant. Given a warning.

***Parents, please talk to your children regarding safe driving practices, please be especially mindful that the SPEED LIMIT THROUGHOUT FAIRWOOD GREENS IS 25 MPH.***



Vehicle Report

Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Finding	LINK	NEXT STEP/ACTION ITEMS
VLT-76-5215, VLT-82-1459 - Comm Veh		4/16/23	Commercial Cargo Van	Cargo van on Jetski Loop	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>	SENT REINSTATEMENT OF VIOLATION LETTER DATED 4-28-24, DIRECTED APPEAL IN 14 DAYS OTHERWISE OUT BY MAY 1ST 2024. APPEAL SCHEDULED FOR FRIDAY MAY 24 AT 3PM ... STEVE TO BRING SUMMARY PACKAGE.
VLT-80-0765, VLT-82-1456- Comm Veh		5/29/23	Standup Cargo Van	Large " " Cargo Van	9/10/23	HOMEOWNER APPEAL COMPLETE	<a href="https://app.hoalife.com/accounts/3965/escalations/64695">https://app.hoalife.com/accounts/3965/escalations/64695</a>	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		6/25/23	Standup Cargo Van	" " Remodeling Standup Cargo Van	9/23/23	HOMEOWNER APPEAL COMPLETE	<a href="https://app.hoalife.com/accounts/3965/escalations/64625">https://app.hoalife.com/accounts/3965/escalations/64625</a>	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		10/28/23	Commercial Cargo Van	2ND VIOLATION OF THIS TYPE AT THIS PROPERTY	4/7/24	REVIEW NEXT AVAILABILITY	<a href="https://app.hoalife.com/accounts/3965/violations/902121">https://app.hoalife.com/accounts/3965/violations/902121</a>	CURE DATE IS APRIL 7, 2024. SENT COMMENCEMENT OF FINES \$50/DAY BEGINNING 4-8-24 SENT 4-28-24 - NOTIFIED KERI TO COMMENCE FINES AND SEND STATEMENT 5-6-24. SON PATRICK REPORTS FATHER IN CAR ACCIDENT, SJ INFORMED HIM IN 5-16-24 TELECON OF APPEAL PROCESS.
VLT-91-6708		2-4-24 AND CHRONIC ?	Commercial Vehicle - Trailer	Reported by homeowner	5/4/24	IN-WORK	<a href="https://app.hoalife.com/accounts/3965/violations/916708">https://app.hoalife.com/accounts/3965/violations/916708</a>	FIRE FIRST LETTER 2/7/24, CURE DATE IS 5-4-24 - NEEDS INSPECTION
VLT-91-6711		2/4/24	Cargo Van next to paint contractor	Reported by homeowner	5/4/24	IN-WORK	<a href="https://app.hoalife.com/accounts/3965/violations/916711">https://app.hoalife.com/accounts/3965/violations/916711</a>	NEW VIOLATION AS OF 2-4-24, MAY NEED PMC INSPECTION TOO. CURE DATE 90 FROM FEB 7 OR 5/4/24. NEEDS INSPECTION.
VLT-91-7451		2/4/24	Commercial Vehicle - Trailer	Commercial Veh parked on lawn.	5/4/24	IN-WORK	<a href="https://app.hoalife.com/accounts/3965/violations/916712">https://app.hoalife.com/accounts/3965/violations/916712</a>	FIRE FIRST LETTER 2/7/24 FOR BOTH COMM VEH AND YARD MAINT AS COMM VEHICLE IS PARKED ON LAWN. COMM VEH CURE DATE 5-4-24, PMC VIOLATION CURE DATE IS 2/14/24. NEEDS INSPECTION.
VLT-93-0835		4/4/24	RV	Camper Trailer in driveway	4/18/24	IN-WORK	<a href="https://app.hoalife.com/accounts/3965/violations/930835">https://app.hoalife.com/accounts/3965/violations/930835</a>	NEWBIE 4/4/24. SENT 1ST LETTER 4-27-24 BY USPS. SJ HAD FOLLOWUP DISCUSSION WITH HOMEOWNER 5-10-24, CANDIDATE FOR CLOSE.
VLT-93-0836		4/4/24	Nuisance Vehicles	Next door to car collection	4/25/24	IN-WORK	<a href="https://app.hoalife.com/accounts/3965/violations/930836">https://app.hoalife.com/accounts/3965/violations/930836</a>	NEWBIE 4/4/24. VEHICLE ON STREET NOT ROADWORTHY. SENT NUISANCE VIOLATION BY USPS 4-27-24, CHANGED DATE ON NOTICE TO 4-27 OUT OF FAIRNESS. SO 21 DAYS AFTER 4-27 IS 5-18-24

Pacific Coast Security continues to be responsive to FGHA requests.

- Continue honing FGHA Security performance.
- Incident reports and monthly summary reports quality continues to improve.
- Plan to add electric/hybrid electric vehicle requirement to 2024-2025 FGHA Security contract.
- Revisited officer instructions and policy regarding Solicitor confrontations.

FGHA Security Statement Regarding Solicitors:

“No Solicitor” signs are posted at the entrances to FGHA; violations are a civil matter. Security officers cannot “lay-hands” on belligerent solicitors because that would constitute an assault.

There is no Washington state law that specifically prohibits door-to-door sales. King County deputies cannot arrest solicitors because no laws have been broken and the sidewalks are public rights-of-way. Homeowners can post “No Solicitors” or “No Trespassing” signs on their properties at which point KCSO may lawfully take action to remove the solicitor.

FGHA Security policy is for officers to engage violator and politely ask them to leave. If they will not leave, they are to contact our off-duty King County deputies for support, and camp-out on the solicitor until they do leave; the goal is to make solicitors uncomfortable.

Solicitors are not allowed to bully, intimidate, or extort homeowner. If the solicitor is belligerent or makes a homeowner uncomfortable in any way, officers are instructed to call 9-1-1 immediately and standby until help arrives.

**Common Property Committee:** Nathan Popovich

**Contacting Common Properties**

- 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](mailto:contact@fairwoodgreens.org). Attn: Common Properties
- The association does not monitor Facebook and other social media platforms.
- If you see something, say something. If you do not feel comfortable, please contact security at (206) 573-4114

**Flags**

On Saturday, May 18th at 9:30am, 9 volunteers put up 90+ flags. Thank you volunteers! The majority of the flags are in need of replacement. The cost is ~\$3,000 to do 90.

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

- ULM thatched, aerated, seeded, and spread topsoil on the south lawn.
- Bark Update – After review of the quantity of bark needed and the demand on volunteers it has been postponed.
- Volunteers weeded and cleaned the North side of the median and pruned trees back to open up the rhododendron on the North side.
- Volunteers amended the soil and planted flowers at the South Monument
- Volunteers replaced 6 sprinkler heads at the lawn on the south side.
- Thank you to all of our volunteers.

**Volunteer Opportunities**

- Irrigation System – In June, we need to clear obstructions from sprinkler heads, inspect the sprinkler heads for failures.
- Please send an email to [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org) titled “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 Greens 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 will be up in June.

### **Play Equipment Replacement**

- The subcommittee continues to meet on a monthly basis. 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.
- Pictures, drawings, and information related to the two vendors and their equipment can be found on the website [www.fairwoodgreens.org/](http://www.fairwoodgreens.org/) under the Documents tab -> Park Improvement Projects.

### **Pickleball Courts**

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:  
Weekdays from 8:00 am-dusk  
Weekends from 9:00 am-dusk
- Do NOT hit pickleballs off the shed. This adds an unnecessary amount of additional noise to 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:  
Weekdays from 8:00 am-dusk  
Weekends from 9:00 am-dusk

### **Toddler Park**

#### **Play Equipment Replacement**

- Play equipment has arrived and construction will start on June 25<sup>th</sup>.
- The park will be closed during construction.
- Watch for updates on the association's Facebook page.
- Pictures, drawings, and information can be found on the website [www.fairwoodgreens.org/](http://www.fairwoodgreens.org/) under the Documents tab -> Park Improvement Projects.
- New Signage expected to be up in June.

### **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](mailto:contact@fairwoodgreens.org), Attn: Cul-de-sacs
- Communications now ensure things are budgeted appropriately for next year.

### **New Bark/Mulch**

- In June, volunteers will deliver and spread bark in a few more 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](mailto: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.

### **May Improvements**

- Volunteers delivered and spread 19 yards of bark at 3 different cul-de-sacs.

### **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.

### **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.

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

2024 Summer Events:

- July 12-14: Fairwood Greens Garage Sale
- August Concerts in the Park:
  - August 4: The Jonas Myers trio
  - August 11: Free Rain
  - August 18: SoulFunktion
  - August 25: Fusion Axe
- September 8: Last Splash

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

We ask Homeowners to please send an email to [fairwood\\_hoa@fairwoodgreens.org](mailto:fairwood_hoa@fairwoodgreens.org) with any concerns, questions or suggestions for things they would like to be addressed.

The Portable Video Detection System was installed on Fairwood Blvd in May for the crossing to Allen Park. Data has been collected and we expect a response to the request for a crosswalk to be installed at that location based on the findings from the report.

We have not heard back from the County in regard to the letter sent to Dow Constantine, Reagan Dunn, and Sheriff Cole-Tindall last month regarding the cancellation of the lower speed limit on 140th and the call for redlight cameras at all major intersections on 140th This letter was signed by Representatives of Fairwood Greens, Fairwood Crest, Fairwood West, and Maple Ridge Estates. We have forwarded a copy of the letter to Cody Eccles in Reagan Dunn's Office.

The meeting was adjourned at 7:55 p.m. The next meeting will be held on **Tuesday, June 25, 2024**, and will begin at **7:00 pm**. There will be a meet and greet prior to the meeting at 6:30 pm with coffee, tea, and cookies!