

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
February 23, 2016**

**Government/Guests Reports to the Board**

President Jim Canterbury called the monthly meeting of the Board of Trustees to order at 7:00 p.m. Trustees in attendance were Jack Bramson, Michelle Carlson, Lori Conrath, David Dennis, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. There were eight homeowners in attendance.

**Renton Fire Department:** Fire Captain Shawn Mendenhall  
February is Renton Heart Month. We are available to check blood sugar levels and blood pressure at our locations.

On 1/8/16 there was a fatality fire within the Renton city limits that is still under investigation. An arsonist set cars and dumpsters on fire. We increased our surveillance and the activity stopped.

**Securitas Security Services:** Security Officer Ken Talkington

	<b>1/21/16</b> - <b>2/18/16</b>	1/22/15 - 2/19/15	<b>09/01/15</b> - <b>2/18/16</b>	09/01/14 - 2/19/15
Abandon Vehicles			1	2
Alarm Calls Home/Vehicle	1	4	17	22
Arrest	1		2	2
Barking Dog			2	13
Burglary		1	5	5
Emergency Response	1	3	8	21
Hit & Run	1		5	2
Information		1	3	7
Juvenile Problem		1		2
Loose Dog		1	2	1
Noise Complaints	1		2	1
Open Garages	25	26	173	293
Police Activities	3	3	19	22
Property Vandalism	1		6	10
Solicitors	3	2	8	11
Stolen Golf Carts				3
Stolen Golf Cart Recovery				2
Stolen Property/Mail	1		5	5
Stolen Property/Mail Recovery		6		8

Stolen Vehicle				2
Stolen Vehicle Recovery		1	1	1
Street Lights	1	6	26	29
Street Signs	1		3	2
Theft	1	1	10	11
Trespassing	1	1	18	16
Vacation Checks	46	50	304	364
Vehicle Accidents	1		4	2
Vehicle Vandalism - Driveway	1	1	9	8
Vehicle Vandalism - Street		1	1	3

### **Official Business**

***Approval of the Minutes:*** Lisa Lord

**MOTION:** To approve the January Minutes as submitted. **Second:** Yes.

**Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

***Review of Annual Calendar:*** Lisa Lord

All up to date.

***Greeter's Report:*** Lenore Lee

Seven homeowners and one renter were greeted.

### **Homeowners Comments**

A homeowner complained about the suspected drug activity at a neighbor's house. The King County Sheriff's Department are aware of the concerns and are monitoring the situation

A homeowner complained about the neighbor who has a body shop business out of his home. The Board is aware of the concern and will review the situation.

A homeowner asked if we know when street sweepers will be in the neighborhood. The Board said King County is responsible for the schedule. The homeowner said the new light posts are awesome. Are there any other projects in process? The Board said some damaged cul-de-sacs were repaired and the Kensington signs may be painted.

A homeowner complained about the condition of the trees in the greenbelt behind her house. One tree fell on her shed. The Board will review.

### **Committee Reports**

***Executive Committee:*** Jim Canterbury

**Month – February 2016**

1. **A Reminder** to Homeowners:

Moss is especially bad this year on the house and shed roofs, driveways, walkways, sidewalks and in yards. Please take early action in the prevention and removal of the moss to prevent the moss from spreading to your neighbor's property.

2. **A Reminder** to Homeowners:

The HOA CC&Rs and Rules & Regulations documents clearly state that any changes to exterior projects such as Roofs, Painting, Fencing, Deck, Patio and etc. require the submission and approval of an ACC form request before commencing the project. The ACC committee has up to 60 days to respond to an ACC request.

ACC forms may be mailed to:

Fairwood Greens HOA  
PO Box 58053,  
Renton, WA 98058

Or emailed to: [www.contact@fairwoodgreens.org](mailto:www.contact@fairwoodgreens.org)

**Common Property Committee:** David Dennis

1. Called Green Effects to start negotiating a new contract for the year.
2. Talked with homeowner about the trees behind her house on 160th PL SE. and told her I will get in touch with the County and see what can be done.

**Records, Correspondence and Web Committee:** Judy Seidel

No report.

**Finance Committee:** Doug Christensen

**Income and Expense Report**

	January	Budget
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 6,368	\$ 2,750
<b>Total Income</b>	\$ 43,843	\$ 40,225
<b>Expenses</b>		
Administration	\$ 31,518	\$ 30,964
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,302	\$ 2,061
Professional Fees	\$ 4,130	\$ 2,200
<b>Total Expenses</b>	\$ 38,950	\$ 37,225
<b>Net Income/Loss</b>	\$ 4,893	\$ 3,000

**Year to Date Income and Expense Report  
(Since September 1, 2015)**

	<b>YTD</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$187,375	\$187,375
Other Income	\$ 30,394	\$ 13,750
<b>Total Income</b>	<b>\$217,769</b>	<b>\$201,125</b>
<b>Expenses</b>		
Administration	\$ 170,961	\$169,971
Bad Debt Expense	\$ 10,000	\$ 10,000
Office	\$ 8,155	\$ 10,005
Professional Fees	\$ 8,709	\$ 14,300
<b>Total Expenses</b>	<b>\$ 197,825</b>	<b>\$204,276</b>
<b>Net Income/Loss</b>	<b>\$ 19,944</b>	<b>\$ (3,151)</b>

**Balance Sheet as of January 31, 2016**

<b>Current Assets</b>	\$811,742
<b>Allowance for Doubtful Accounts</b>	\$(79,289)
<b>Current Liabilities</b>	\$209,877
<b>Income</b>	\$ 19,944
<b>Equity</b>	\$502,632

**Special Projects Committee:** Bonnie Lyon  
Plans are moving along for this year's events:

- Two bands are signed up for August concerts, but still time for suggestions for remaining two Sunday evenings.
- Last Splash event has received grant funding to assist with costs, thank you King County! We will be calling on volunteers for this event.
- Homeowner participation quite low for last year's HOA-sponsored garage sale; is this of value to the community?

Calendar of upcoming community events:

- Resident Meet and Greet 6:30 PM October, February and June (one-half hour prior to regular monthly board meetings)
- Annual Community Garage Sale, July 8, 9, 10
- Possible Annual Garage Sale, date to be determined
- Concert Series, each August Sunday night (7, 14, 21, and 28)
- Last Splash Event, September 11

**Property Maintenance Committee:** Lisa Lord

<b>Period Ending 1/31/16</b>	<b>MONTH</b>
<b>Total non-compliance letters issued</b>	<b>44</b>
<b>Initial Letters</b>	<b>15</b>

Aesthetics	12
Recreational Vehicles	3
<b>2<sup>nd</sup> &amp; 3<sup>rd</sup> Letters</b>	<b>11</b>
Aesthetics	7
Commercial Vehicles	3
Recreational Vehicles	1
<b>Thank You Letters</b>	<b>14</b>
Aesthetics	13
Recreational Vehicles	1
<b>Final Letters</b>	<b>4</b>
Aesthetics	2
Commercial Vehicles	2
<b>Fine Letters</b>	<b>0</b>
Aesthetics	0

Spring is just round the corner. Now is a great time to start thinking about yard clean up and grass repair.

There are also many roofs in the neighborhood with moss. A reminder that roofs must be kept free of extensive moss or other accumulations and debris which detracts from a clean appearance of the roof per the HOA Rules and Regulations.

**Architectural Control Committee:** Lori Conrath

The following report is for the period of January 26 - February 22

Eight ACC requests were submitted.

- 4 Roof
- 1 House paint
- 1 Gate
- 1 Windows
- 1 Landscape/fence

**Legal Committee:** Jim Canterbury

Month – February 2016

1. Request guidance on deceased homeowner and son.
2. Discuss Neighborhood meeting regarding son living in deceased Mother's home, his actions and foreclosure process.
3. Special Homeowners' meeting 2/10.

**Security Committee:** Jack Bramson

The following is the Security Committee Report for the reporting period of February, 2016.

KCSO performed 13 Fairwood Greens dedicated patrol shifts (x 4 hrs. each) which resulted in the following:

15 traffic/parking warnings issued  
1 Notice of Infraction issued for speeding  
11 Other types of activities performed including numerous citizen contacts, No Trespassing warning issuance, 1 vandalism report taken.

The KCSO continues to perform traffic emphasis around the school during dismissal time.

Securitas' monthly security report showed no significant changes in category stats.

**External Affairs:** Diana Garcia

No report.

**Active Work**

**Action Items:** Jim Canterbury

1. Annual Garage Sale – July 8, 9 and 10th
2. Recycling Event – Allen Park – July 18<sup>th</sup>.
3. 4 Concerts in the Park for August
4. King County Community Service Grant Program 2016 Request - \$4,000  
Approved \$1,200
5. Blog on website – News & Events
6. Annual Trustee Fiduciary Training
7. Special Meeting 2/10/16 – Regarding Homeowner
8. Home Foreclosure – Trailer parking on street

**Action Items:** Lisa Lord

**Motion:** That the owners of the property at code 13160 be assessed a fine of \$10 per day for 'Aesthetics' violation starting February 16, 2016, as allowed by the Association's R&R on "Aesthetics" if they have not complied with the Association's request to remove the tarp from the roof no later than February 15, 2016. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**Adjournment:** Jim Canterbury

**Motion:** To adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

### Closing

The meeting adjourned at 8:10 p.m. The next meeting will be held on **Tuesday March 22, 2016** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. Any homeowner wishing to enjoy dinner in the Club prior to the meeting can be served from 5:30-6:45 p.m. in the dining room. The Club has a dress code rule of shirts with collars must be worn in the clubhouse. All attendees are requested to respect the dress code.

Respectfully submitted,

Lisa Lord  
Secretary