

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
March 22, 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 five homeowners in attendance.

Renton Fire Department: Battalion Chief Doug McDonald
February was Renton Heart Month. We went to 23 elementary and middle schools this year to check blood sugar and blood pressure levels.

During spring cleaning, use gloves and masks for chemical cleaners as directed. Regarding ladder use, the 4th step from the top should be the highest step on which to stand.

Firefighters responded to two residential fires, one apartment fire and one commercial fire in the Renton city limits. There were no injuries.

Securitas Security Services: Security Officer Ken Talkington

	2/18/16 - 3/17/16	2/19/15 - 3/19/15	09/01/15 - 3/17/16	09/01/14 - 3/19/15
Abandon Vehicles			1	2
Alarm Calls Home/Vehicle	6	1	23	23
Arrest	1		3	2
Barking Dog			2	13
Burglary	1		6	5
Emergency Response	2	7	10	28
Hit & Run			5	2
Information			3	7
Juvenile Problem				2
Loose Dog			2	1
Noise Complaints			2	1
Open Garages	23	54	196	347
Police Activities	4	7	23	29
Property Vandalism		1	6	11
Solicitors	2	2	10	13
Stolen Golf Carts				3

Stolen Golf Cart Recovery				2
Stolen Property/Mail			5	5
Stolen Property/Mail Recovery				8
Stolen Vehicle				2
Stolen Vehicle Recovery			1	1
Street Lights	1	22	27	51
Street Signs			3	2
Theft	2	4	12	15
Trespassing	1	2	19	18
Vacation Checks	49	48	353	412
Vehicle Accidents			4	2
Vehicle Vandalism - Driveway		4	9	12
Vehicle Vandalism - Street			1	3

Official Business

Approval of the Minutes: Lisa Lord

MOTION: To approve the February 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

No report.

Homeowners Comments

A homeowner provided pictures of a neighbor fixing cars in his driveway.

A homeowner said home values have increased 23% in the neighborhood in the last year.

Committee Reports

Executive Committee: Jim Canterbury

Month – March 2016

1. **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, driveway, patio, 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, but tries to respond much sooner.

ACC forms may be mailed to:

Fairwood Greens HOA
 PO Box 58053
 Renton, WA 98058

Or emailed to: www.contact@fairwoodgreens.org

2. A Reminder to Homeowners:

It is the responsibility of all homeowners to provide the HOA their mailing address if different than the property mailing address. If homeowners move or transfer to a different location the HOA is unaware of the correct mailing address. This information will help homeowners in not receiving late payments or lien notices.

Common Property Committee: David Dennis

1. Secured new contract with Green Effects for the maintenance of common properties.
2. Removed trees in green belt off 160th PL.

Records, Correspondence and Web Committee: Judy Seidel
 No report.

Finance Committee: Doug Christensen

Income and Expense Report

	February	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 5,798	\$ 2,750
Total Income	\$ 43,273	\$ 40,225
Expenses		
Administration	\$ 28,587	\$ 31,015
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 715	\$ 1,911
Professional Fees	\$ 1,779	\$ 2,200
Total Expenses	\$ 33,081	\$ 37,126
Net Income/Loss	\$ 10,192	\$ 3,099

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

	YTD	Budget
Revenues		

Assessment Income	\$224,850	\$224,850
Other Income	\$ 36,192	\$ 16,500
Total Income	\$261,042	\$241,350
Expenses		
Administration	\$ 199,548	\$200,986
Bad Debt Expense	\$ 12,000	\$ 12,000
Office	\$ 8,870	\$ 11,916
Professional Fees	\$ 10,488	\$ 16,500
Total Expenses	\$ 230,906	\$241,402
Net Income/Loss	\$ 30,136	\$ (52)

Balance Sheet as of February 29, 2016

Current Assets	\$805,862
Allowance for Doubtful Accounts	\$(81,289)
Current Liabilities	\$191,805
Income	\$ 30,136
Equity	\$502,632

Delinquent letters were sent to 221 homeowners.

Special Projects Committee: Bonnie Lyon

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 Garage Sale, July 8, 9, and 10 / Goodwill truck on July 11
- Concert Series, each August Sunday night (7, 14, 21, and 28)
- Last Splash Event, September 11

We encourage our homeowners and residents to join us for summer activities. Allen Park is located on 145th Ave SE, turn north off Fairwood Blvd.

Property Maintenance Committee: Lisa Lord

Period Ending 2/29/16	MONTH
Total non-compliance letters issued	20
Initial Letters	6
Aesthetics	5
ACC	1
2nd & 3rd Letters	3
Aesthetics	2
Recreational Vehicles	1
Thank You Letters	7
Aesthetics	6
Recreational Vehicles	1

Final Letters	2
Aesthetics	2
Fine Letters	2
Aesthetics	2

The HOA is asking that all homeowners start the process of cleaning the moss from roofs, sidewalks and driveways. Also, several yards are in need of repair after last years severe heat.

Please be sure that drains in the street are clear of leaves and debris.

Beginning April 15th, the HOA will begin sending notices to homeowners in regards to moss, yard clean-up, etc. If you are intending to do a remodel of your yard or a new roof, we ask that you send in an ACC form.

Spring is here!

Architectural Control Committee: Lori Conrath
Reporting Period 2/23/16-3/22/16

10 ACC Requests Submitted

- 2 Roof
- 1 Compressor
- 2 Shed
- 1 Chimney
- 1 Privacy Screen
- 1 Unapproved
- 2 Pending

1 Request for meeting to present new roofing material to be approved/reviewed

Following up on incomplete remodeling project

Legal Committee: Jim Canterbury
Month – March 2016

1. Request guidance on cooling/heating compressor along property line between homeowner houses.
2. Discussion on payment plans and confession of judgment agreement.
3. Discussion on collection of assessments / fines

Security Committee: Jack Bramson

The following information is the Security Committee Report for the reporting period of March 2016:

The King County Sheriff's Office performed 9 dedicated patrol shifts within Fairwood Greens during the month of March with primary emphasis on traffic control and enforcement, and neighborhood checks. These patrols resulted in the following:

- (2) NOI issuance (citations for traffic infractions)
- (3) warnings issued for traffic infractions
- (1) unauthorized solicitor contact

In addition, KCSO performed a No Trespass Order issuance and responded to several other calls for service.

The Securitas contract security report showed no significant changes to normal occurrence or activity.

External Affairs: Diana Garcia

1. The Board received correspondence from Save Habitat and Diversity of Wetlands, or SHADOW Lake Nature Preserve. Located in Renton, the preserve features over three miles of trails through unique wetland habitat, including 5,000 year-old Shadow Lake Bog. SHADOW hosts a variety of educational programs and community events, including volunteer restoration work parties and low-cost naturalist workshops.

The preserve included their Spring Events Calendar, which we will post to our FGHOA website for homeowner reference.

2. In preparation for the 50th Anniversary of Fairwood, Council Member Reagan Dunn's office is asking residents to share memories and photos. Photos or memories can be posted on Facebook or Twitter with the tag #Fairwood50 or emailed to Reagan.Dunn@kingcounty.gov.

Please only send materials that are appropriate and allowable for public display. Submissions will be taken continuously until August and may be shared through social media.

For more information about the Fairwood 50th and the day-long celebration at Petrovitsky Park check out www.Fairwood50.com.

Active Work

Action Items: Jim Canterbury

1. Fiduciary Training rescheduled – May 18th at 6:00 pm
2. Painting of the Kensington Monuments – Requesting bids
3. Fairwood 50th year festival – Petrovitsky Park on Saturday, August 27, 2016.
4. Rosie Rourke Recycling Event at Allen Park, July 16, 2016

Action Items: Lisa Lord

Motion: That the owners of the property at code 011024 be assessed a fine of \$10 per day for 'Aesthetics' starting March 29, 2016, as allowed by the Association's R&R on "Aesthetics" if they have not complied with the Association's request to repair broken windows and the fence no later than March 28, 2016. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 1-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 8:00 p.m. The next meeting will be held on **Tuesday April 26, 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