

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
March 26, 2019**

President Bonnie Lyon called the monthly meeting of the Board of Trustees to order at 7:00 p.m. at the Fairwood Golf and Country Club.

A quorum was present. Trustees in attendance were Jack Bramson, Jim Canterbury, Michelle Carlson, Cathryn Hummel, Andrew Jones, Lisa Lord, Jim Roberts, and Bonnie Lyon. David Dennis was absent. Eight homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Office: Thomas Collins, Samuel Shirley

There was one car prowl and one arrest. Open garage doors are a crime of opportunity.

Securitas Security Services: Officer Ken Talkington

	2/20/19 -	2/21/18	09/01/18 -	09/01/17
	3/20/19	3/21/18	3/20/19	3/21/18
Abandon Vehicles	12	6	66	83
Alarm Calls Home/Vehicle	4	5	17	35
Arrest			2	1
Barking Dog	1	1	1	4
Burglary			3	1
Emergency Response	7	4	31	21
Hit & Run		2	3	9
Information	1		6	1
Loose Dog			1	
Noise Complaints	1		4	4
Open Garages	28	40	201	279
Police Activities	3	1	23	16
Property Vandalism	1		4	5
Solicitors		3	5	5
Stolen Property/Mail			1	8
Stolen Property/Mail Recovery			2	3
Stolen Vehicle			1	1
Stolen Vehicle Recovery				2
Street Lights	6	6	36	25
Street Signs			1	1
Theft	1		7	7

Trespassing	1	4	9	24
Vacation Checks	36	43	289	323
Vehicle Accidents			2	
Vehicle Vandalism - Driveway		4	5	14
Vehicle Vandalism - Street	1	12	6	13

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the February Minutes as written. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury

Up to date.

Greeter’s Report: Lenore Lee

Seven homeowners and three renters were greeted.

Homeowners Comments

A homeowner suggested we donate to the fallen and injured police officers in Kittitas County.

A homeowner requested that the rules on solar panels be reviewed. Allowing the panels only on the back of the house is not always the best location.

Homeowners thanked the Board for their ongoing support.

A homeowner asked if we could install speed signs on Fairwood Blvd. He suggested that a group of homeowners work together to improve Allen Park.

A homeowner complained that her neighbor is burning things in his chimney that is producing black smoke.

A homeowner asked what the Board can do about fireworks safety.

Committee Reports

Executive Committee: Bonnie Lyon

Each homeowner received postcard reminders to make efforts to clean-up and update their properties. The efforts we make ensure that Fairwood Greens remains an attractive community and maintain property values for all of us.

To that end, the association is making efforts to improve common areas over the next year. Three planting circles have been improved (in Division 23) and planning for the next three is underway. Homeowners need to assist, however. New plants need to be watered and cared for by adjacent homeowners. If you have a planting area and are willing to commit to watering and assisting, please

email contact@fairwoodgreens.com. The association will be in contact with adjacent homeowners to gather support for other planting areas as well. Please be willing to do your part to improve these common spaces.

Common Property Committee: Michelle Carlson

- 1- AK Cutters have assessed the trees in all our common areas and have made the repairs to our trees to make them safer for our homeowners.
- 2- electrician has updated the GIF (work was accepted by David Dennis)
- 3- both Allen and toddler park has been cleaned and cleared of storm debris.
- 4- trench is being completed by vendor (electrical work was accepted by David Dennis)
- 5- basketball hoop has been repaired at Allen park thanks to a homeowner.
- 6- planning for another three planting rounds is underway

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

Finance Committee: David Dennis

Income and Expense Report

	February	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 6,741	\$ 4,337
Total Income	\$ 44,216	\$ 41,812
Expenses		
Administration	\$ 33,049	\$ 36,114
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 775	\$ 1,466
Professional Fees	\$ 4,581	\$ 2,229
Total Expenses	\$ 40,405	\$ 41,809
Net Income/Loss	\$ 3,811	\$ 3

Year to Date Income and Expense Report
(Since September 1, 2018)

	YTD	Budget
Revenues		
Assessment Income	\$224,850	\$224,850
Other Income	\$ 36,015	\$ 26,022
Total Income	\$260,865	\$250,872
Expenses		
Administration	\$ 268,148	\$216,684
Bad Debt Expense	\$ 12,000	\$ 12,000
Office	\$ 8,542	\$ 8,796
Professional Fees	\$ 11,570	\$ 13,374
Total Expenses	\$ 300,260	\$250,854
Net Income/Loss	\$ (39,395)	\$ 18

Balance Sheet as of February 28, 2019

Current Assets	\$ 792,198
Allowance for Doubtful Accounts	\$(106,946)
Current Liabilities	\$ 178,071
Income	\$ (39,395)
Equity	\$ 546,576

Delinquent letters were sent to 228 homeowners.

Special Projects Committee: Bonnie Lyon/Cathryn Hummel

Jul 12-13-14 FGHA Garage Sale

Aug 4, 11, 18, 25 Concerts in the Park, 5PM each Sunday night in August

Sep 8 LAST SPLASH

Property Maintenance Committee: Andrew Jones

Property Management Report dated March 24, 2019									
Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1st Notice	2nd Notice	3rd or Greater Notice	Total Notice Count
2/25/19 3/12/19			WC, gutters, holiday lights, paint, cluttered porch	Inspections	20				20
2/19/19	2/27/19		Paint, Holiday Lights, Gate and Fence Repair	Notices		9	1	1	11
02/27/19	2/19/19		Car Tabs.	Inspection	17	12	5		17

Architectural Control Committee: Jim Roberts

8 approved projects

Legal Committee: Jim Canterbury

1. Discussed deceased HO property going to Sheriff Sale and evicting son. New sale date is March 22nd, 2019. Hopefully will not be cancelled again. Mortgage Service Company is paying dues. Copy of violation letters also being sent to Mortgage Service Company, Precedent Management, LLC.
2. Received Homeowner Foreclosure Notice of Trustee Sale scheduled May 31st, 2019. Our Attorneys are tracking.
3. Discussion on several Lien / Collection Judgments.
4. Discuss couple payment plans for non-payment of dues

Security Committee: Jack Bramson

The dedicated King County Sheriff's patrols which emphasized high visibility and traffic enforcement, also resulted in the following stats:

- (3) Traffic Violation Warnings
- (1) NOI Traffic Citation
- (6) Citizen Contacts
- (1) Suspicious Juveniles Investigation
- (2) Patrol Assists
- (3) Nighttime Patrols

The monthly Securitas report showed only an increase in abandoned vehicles. All other reporting categories showed activity consistent with prior periods.

External Affairs: Cathryn Hummel

On April 1st, the King County Council is scheduled to vote on the 2019 Comprehensive Solid Waste Management Plan, which could expand the Cedar Hills Regional Landfill and keep it operating for up to an additional 20 years. This landfill is in Maple Valley not far from Fairwood and trucks that haul garbage use Maple Valley Highway (Highway 169). Community members are encouraged to share comments regarding the plan to the Council at council@kingcounty.gov. Additional information regarding the plan can be found at: <https://www.kingcounty.gov/depts/dnrp/solid-waste/about/planning/comp-plan.aspx>

The Bonneville Power Administration (BPA) will be conducting vegetation maintenance along the Transmission Line Corridor that borders Fairwood Greens. The work is scheduled to start in April 2019 and be completed by September 2019. Maintenance could occur at any time during this timeframe and will be completed by a contracted company. Work can include cutting, mowing, and chipping of trees and brush. Selective herbicide treatments may be used to prevent re-sprouting of noxious weeds. Near waterways or wetlands, only herbicides listed as safe around water will be used.

Homeowners that border the corridor are encouraged to report any water features they may have to BPA so they can take appropriate precautions. The work is necessary to maintain safe and reliable electricity transmission. More information can be found at:

<https://www.bpa.gov/Projects/Transmission-Line-Reintegration/Pages/default.aspx>.

King County Stormwater Services Section will be conducting maintenance on their facility on 157th PL SE. The work is planned within the next 2 weeks. They will be inspecting the off roadway catch basins and pipes that convey stormwater and if needed cleaning them.

King County road crews have completed the installation of new curbing at 140th Ave SE & SE Petrovitsky Road by the Fairwood Shopping Center. This means all lanes are open and traffic can flow freely. This new curbing improves traffic flow and safety by preventing unsafe left turns.

King County is offering two weekends of FREE storm-related yard waste recycling at six solid waste facilities to help residents remove excess yard waste like branches, brush, and stumps that may have accumulated during the winter storms. Free drop-offs will occur March 30-31 and April 6-7 at the Bow Lake, Enumclaw, Factoria, Shoreline and Vashon recycling and transfer stations, and at the Cedar Falls Drop Box.

To qualify, branches must be less than 8 feet long and less than 4 inches in diameter. Tree stumps or wood rounds must be less than 2 feet by 2 feet. Sod, soil, rocks and plastic bags will not be accepted. Any other garbage must be kept separate. When traveling to a facility, Washington State law requires that you secure your load to keep you and fellow travelers on the roadways safe.

Facility locations and hours of operation can be found at www.kingcounty.gov/TransferStation.

Adjournment: Bonnie Lyon

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

Closing

The meeting adjourned at 7:40 p.m. The next meeting of the HOA will be held on **Tuesday, April 23, 2019** 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. Please respect the Club's dress code of wearing shirts with collars.

Respectfully submitted,

Jim Canterbury
Secretary