

**Fairwood Greens Homeowners Association
 Monthly Board Meeting of Trustees
 April 25, 2017**

President Jim Canterbury 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, Michelle Carlson, Doug Christensen, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. David Dennis was absent. Nine homeowners attended the meeting.

Motion: Board moves to elect Homeowner Rick Fredrickson to the HOA Board replacing and finishing the term of Lori Conrath resignation on 1/25/2017.

Second: Yes. **Discussion:** None. **Vote:** 6-Yes, 1-No. **MOTION CARRIED.**

Government/Guests Reports to the Board

Renton Fire Department: Battalion Chief Bob Homan

Safety suggestions: Hold bannisters when walking on stairs, use rug slip materials on the back of rugs, designate someone to hold a ladder when using and don't climb above the 2nd rung from the top, keep medications in their original containers, don't mix cleaning products, secure poison products in a safe location, don't store fireplace ashes next to the house, check smoke detectors and CO alarms to insure they are working properly.

There were seven structure fires, four motor vehicle accidents and one gang member shooting in the general area this month.

King County Sheriff's Department: Deputy Samuel Shirley

There were 50 car prowls at the shopping center, one burglary and one recovered stolen vehicle. Keep valuables in your car out of site. Don't put your purse in the trunk, then walk away.

Securitas Security Services: Officer Ken Talkington

	3/22/17 -	03/17/16	09/01/16 -	09/01/15
	04/19/17	04/21/16	04/19/17	04/21/16
Abandon Vehicles	10	1	22	2
Alarm Calls Home/Vehicle	1	2	19	25
Arrest	1		2	3
Barking Dog	1		7	2
Burglary	1	2	2	8
Emergency Response	3	4	17	14

Hit & Run			6	5
Information			2	3
Juvenile Problem				3
Loose Dog		1	2	2
Noise Complaints			3	2
Open Garages	16	35	140	231
Police Activities	3	3	19	26
Property Vandalism		4	2	10
Solicitors	1	3	4	13
Stolen Property/Mail			2	5
Stolen Property/Mail Recovery	3		11	
Stolen Vehicle		1	2	1
Stolen Vehicle Recovery		1	1	2
Street Lights	5	2	29	29
Street Signs			2	3
Theft	1	1	27	13
Trespassing	1	3	31	22
Vacation Checks	51	55	372	408
Vehicle Accidents			2	4
Vehicle Vandalism - Driveway		1	19	10
Vehicle Vandalism - Street	1	2	12	3

Official Business

Approval of the Minutes: Lisa Lord

MOTION: To approve the March 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 installed artificial turf and is pleased with the result. She welcomes the Board and homeowners come to see it.

A homeowner wanted a status report of the changes to the Division 23 entrance.

A homeowner asked for the status of the complaint she submitted about the property maintenance of a neighbor.

Committee Reports

Executive Committee: Jim Canterbury

Month – April 2017

1. **Reminder to all Residents:**

Please report any mail or packages stolen from your mailbox or front porch to the King County Sheriff at 911, followed by a call to Fairwood Greens Security Officer (Securitas) at 425-221-8170.

To best protect against theft is to require a signature when packages are delivered, have a neighbor accept/pick-up the package, or pick-up at the delivery company location. When a package is sitting at the front door, it becomes a crime of opportunity.

2. **Reminder to all Residents:**

Moss is especially bad this year on houses and shed roofs, driveways, walkways, sidewalks and in yards. Please take early action to prevent and remove the moss to prevent spreading to your neighbor's properties.

3. **Reminder to all Homeowners:**

It is the responsibility of all homeowners to provide the HOA their mailing address if different than the property mailing address. If the homeowner moved or transferred to a different location, the HOA may be unaware of the correct mailing address. This will help homeowners receive notices.

4. **Reminder and Information to all Homeowners:**

It has been requested to advise all Homeowners that the Golf Course is private property and not a public area to walk or jog on the course and/or the asphalt paths. People have been interfering with golfers and nearly hit by golf balls.

Fairwood Golf Course is for members only. Please respect their property, as the Golf Course request its members to not enter your property to retrieve a golf ball.

Safety is the foremost concern on the Golf Course for its members and homeowners close to the course.

Thank You

5. Reminder on King County Code for Construction and Equipment Operation for Noise / Quite Time as describe below:

(King County 3-2006)
12.88.040

PUBLIC PEACE, SAFETY AND MORALS

12.88.040 Construction and equipment operation.

A. For the equipment and activities described in this subsection, the maximum permissible sound levels specified in K.C.C. 12.88.020A and 12.88.030 may be exceeded as measured at the real property of another person or fifty feet from the equipment, whichever is greater, between seven a.m. and ten p.m. on weekdays and between nine a.m. and ten p.m. on weekends, by no more than:

1. Twenty-five dB(A) for equipment used on construction sites, including crawlers, tractors, bulldozers, rotary drills and augers, loaders, power shovels, cranes, derricks, graders, off-highway trucks, ditchers, trenchers, compactors, compressors and pneumatic-powered equipment;

2. Twenty dB(A) for portable powered equipment used in temporary locations in support of construction activities or used in the maintenance of public facilities, including chainsaws, log chippers, lawn and garden maintenance equipment and powered hand tools; or

3. Fifteen dB(A) for powered equipment used in temporary or periodic maintenance or repair of the grounds or appurtenances of any property, including lawnmowers, powered hand tools, snow-removal equipment and composters.

B. 1. Sounds created by impact types of construction equipment, including pavement breakers, pile drivers, jackhammers, sandblasting tools or other types of equipment or devices that create impulse noise or impact noise or are used as impact equipment, as measured at the property line or fifty feet from the equipment, whichever is greater, may exceed the maximum permissible sound levels established in subsection A of this section in any one period between eight a.m. and five p.m. on weekdays and between nine a.m. and ten p.m. on weekends, but not to exceed the following:

a. Leq ninety dB(A) continuously;

b. Leq ninety-three dB(A) for thirty minutes;

c. Leq ninety-six dB(A) for fifteen minutes; or

d. Leq ninety-nine dB(A) for seven and one-half minutes, but sound levels in excess of Leq ninety-nine dB(A) are prohibited unless authorized by variance obtained from the administrator. Also, sources producing sound levels less than ninety dB(A) shall comply with subsection A of this section during those hours not covered by this subsection B.

2. For purposes of this subsection B, the standard of measurement shall be a one-hour Leq. Leqs may be measured for times of at least one minute to project an hourly Leq. Reference to one hour is for measurement definition purposes only and does not limit construction to a one-hour period.

C. Construction activity that exceeds the maximum permissible sound levels established in K.C.C. 12.88.020, when measured from the interior of buildings within a commercial or industrial district, is prohibited between eight a.m. and five p.m. For purposes of this subsection, interior sound levels may be measured only after every reasonable effort, including closing windows and doors, ~~is taken to reduce the impact of the exterior construction noise.~~ (Ord. 14114 § 8, 2001).

Common Property Committee: David Dennis

I have been talking with Green Effects regarding the maintenance of the common properties and checking the sprinkler system for leaks when the water is turned back on. They are going to look into the wet areas of Allen Park.

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

Finance Committee: Doug Christensen

Income and Expense Report

	March	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 5,122	\$ 2,907
Total Income	\$ 42,597	\$ 40,382
Expenses		
Administration	\$ 31,369	\$ 31,923
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 2,459	\$ 2,511
Professional Fees	\$ 1,349	\$ 2,120
Total Expenses	\$ 37,177	\$ 38,554
Net Income/Loss	\$ 5,420	\$ 1,828

**Year to Date Income and Expense Report
(Since September 1, 2016)**

	YTD	Budget
Revenues		
Assessment Income	\$262,325	\$262,325
Other Income	\$ 36,411	\$ 20,352
Total Income	\$298,736	\$282,677
Expenses		
Administration	\$ 252,245	\$237,261
Bad Debt Expense	\$ 14,000	\$ 14,000
Office	\$ 11,034	\$ 13,527
Professional Fees	\$ 10,139	\$ 16,550
Total Expenses	\$ 287,418	\$281,338
Net Income/Loss	\$ 11,318	\$ 1,339

Balance Sheet as of March 31, 2017

Current Assets	\$802,971
Allowance for Doubtful Accounts	\$(82,079)
Current Liabilities	\$138,696
Income	\$ 11,318
Equity	\$570,878

Second delinquent letters were mailed to 54 homeowners.

Special Projects Committee: Bonnie Lyon

Calendar for 2017

Garage Sale: July 7, 8, 9

Meet and Greet: Feb 28, June 27, Oct 24

Concerts in Park: Aug 6, 13, 20, 27

Last Splash: Sept 10

Property Maintenance Committee: Lisa Lord/Michelle Carlson

Month of April 2017

Aesthetics

Initial Notice - 3

Vehicle

Initial Notice - 3

Pre Fine - 1

Thank You - 2

Christmas Lights

Initial Notice - 4

Thank You - 5

Several roofs within Fairwood Greens have extensive moss growth and need cleaning. Roofs must be kept free of extensive moss or other accumulations and debris which detracts from a clean appearance of the roof.

Architectural Control Committee: Diana Garcia

From March 27th to April 24th we received 13 ACC requests:

- 2 siding replacements
- 4 roofing requests
- 1 landscaping renovation
- 1 patio cover installation
- 1 fence request
- 1 steps/walkway/driveway replacements
- 1 new concrete patio
- 1 sun room addition
- 1 exterior paint request

Legal Committee: Jim Canterbury

Month – April 2017

1. Request guidance on HO providing wrong mailing address to property instead of off-site PO box number. HO claims she never changed to property address.

2. Discussion on several Lien / Collection Judgments.
3. Discussion and approval of new R&R on Waste Container Storage.
4. Fiduciary Training scheduled for May 2nd at 6:00pm.

Security Committee: Jack Bramson

The following is the FGHOA Security Committee Report for the April 2017 reporting period.

The King County Sheriff's Office performed 12 dedicated patrols, which in addition to neighborhood high visibility, resulted in the following:

- (12) Moving traffic violation warnings
 - (1) Notice of Infraction issued for a moving violation
 - (7) Parking related violation contacts
- (12) Citizen contacts
 - (2) Patrol or citizen assists

The Securitas monthly security report shows no significant trend changes in the reporting categories.

There does appear to be increasing activity in mail theft in our neighboring communities. Fairwood Green's homeowners are urged to report mail theft and all crimes to the appropriate law enforcement agency as crime statistics drive the assignment of law enforcement resources.

External Affairs: Diana Garcia

The City of Renton will be holding a "Shredathon" on Saturday, April 29th from 9:00 am – 12:00 noon in the Sam's Club Parking lot on Grady Way.

On April 30th, the Renton Youth Symphony Orchestra will be performing at Carco Theatre on Maple Valley Highway. Tickets are \$10 for adults, \$7 for students and seniors, and \$5 for children.

For taxpayers who pay their property taxes themselves, a reminder that the first half of 2017 taxes are due by Monday, May 1st.

King County officials will be holding their annual Community Service Area (CSA) Open House on Tuesday, May 9th from 7-9 pm at Northwood Middle School. Address is 17007 SE 184th Street. Learn what King County is working on in our community and what projects are underway or planned for 2017/2018.

Have kids that are new to biking? The Renton Highlands Neighborhood Center is sponsoring a Bike Safety Rodeo on Saturday, May 13th from 10:00 am – 12:00

noon. The course will focus on riding in an urban setting and help with helmet fittings. Registration is required.

Active Work

Action Items: Jim Canterbury

Motion: Board moves to resurface monument walls, add plantings, and add bark to the Division 23 entrance not to exceed \$8,000. **Discussion:** The details of the work was discussed and the need to choose a contractor with a current L&I license and bond under the business name. There was no agreement in creating a new sign. **Vote:** 6-Yes, 1-No, 1-Abstain. **MOTION CARRIED.**

Motion: Board moves to hire ATC (Around the Clock, Inc,) to help perform the Property Maintenance enforcement of the HOA CC&R's and R&R's effective June 1st, 2017. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Motion: Board moves to approve the new R&R on Waste Container Storage, which will not be enforced for 90 days. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Action Items:

1. Fiduciary training – May 2nd at 6:00pm.
2. Approval Vote for Management Company, A Round the Clock, to perform HOA Property Maintenance Inspections and letter writing.
3. Rosie Rourke's Team Recycle Event is July 15th at the United Methodist Church parking lot. This is the weekend after our Community Garage Sale July 7th,8th and 9th.
4. Rosie Rourke's Allen Park request for Movie night.
5. Discuss the approval of the new R&R on Waste Container Storage.
6. Painting of Kensington Monuments

Action Items: Lisa Lord

MOTION: That the owners of the property at code #8268 be assessed a fine of \$10 per day for vehicles starting April 28, 2017 as allowed by the Association R&R on vehicles if they have not complied with the Association's request to update the vehicle tabs no later than April 27, 2017. **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 9:00 p.m. The next meeting will be held on **Tuesday, May 23, 2017** 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 wearing shirts with collars. All attendees are requested to respect the dress code.

Respectfully submitted,

Lisa Lord
Secretary