

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
April 26, 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 Michelle Carlson, Doug Christensen, David Dennis, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. One homeowner attended the meeting.

**King County Sheriff's Department:** Deputy Samuel Shirley  
Three suspects were arrested in connection with local burglaries. A majority of the items taken were recovered.

We have received many calls regarding the activities at one house in the neighborhood. We are aware of the situation and doing what we can.

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

	<b>3/17/16</b> - <b>4/21/16</b>	3/19/15 - 4/23/15	<b>09/01/15</b> - <b>4/21/16</b>	09/01/14 - 4/23/15
Abandon Vehicles	1		2	2
Alarm Calls Home/Vehicle	2	5	25	28
Arrest	1		3	2
Barking Dog			2	13
Burglary	2	1	8	6
Emergency Response	4	2	14	30
Hit & Run			5	2
Information			3	7
Juvenile Problem				2
Loose Dog	1		3	1
Noise Complaints			2	1
Open Garages	35	67	231	414
Police Activities	3	3	26	32
Property Vandalism	4	1	10	12
Solicitors	3	1	13	14
Stolen Golf Carts				3
Stolen Golf Cart Recovery				2
Stolen Property/Mail			5	5
Stolen Property/Mail Recovery				8
Stolen Vehicle	1		1	2

Stolen Vehicle Recovery	1	1	2	2
Street Lights	2	6	29	57
Street Signs			3	2
Theft	1	1	13	16
Trespassing	3	3	22	21
Vacation Checks	55	59	408	471
Vehicle Accidents		1	4	3
Vehicle Vandalism - Driveway	1	2	10	14
Vehicle Vandalism - Street	2		3	3

### **Official Business**

**Approval of the Minutes:** Lisa Lord

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

**Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

**Review of Annual Calendar:** Lisa Lord

All up to date.

**Greeter's Report:** Lenore Lee

Seven homeowners and five renters were greeted.

### **Homeowners Comments**

A homeowner thanked the Board for doing a good job.

### **Committee Reports**

**Executive Committee:** Jim Canterbury

Month – April 2016

1. **A Reminder to all Residents:** Mail or packages stolen from your mailbox or from your front porch need to be reported to King County Sheriff at 911 and to Fairwood Greens Security Officer at 425-221-8170.

To protect against theft, require a signature upon package delivery, have a neighbor accept/pick up the package, or pick up at the delivery company location. When a package is left sitting at the front door, you may become a victim of a crime of opportunity.

2. **A Reminder to all Residents:** Moss is especially very bad this year on houses, shed roofs, driveways, walkways, sidewalks and in yards. Please take early action to prevent and remove moss to avoid spreading to your neighboring properties.

3. **A 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. This will help avoid late charges and/or lien notices due to misdirected mail.

4. **A Reminder to all Residents:** King County Code for Construction and Equipment operation for Noise / Quiet Time is described 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

Contacted Green Effects on the maintenance of the retention ponds. They informed me that they would start this week and get them cleaned up.

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

Trustees Handbook was updated.

**Finance Committee:** Doug Christensen

**Income and Expense Report**

	<b>March</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,593	\$ 2,750
<b>Total Income</b>	\$ 42,068	\$ 40,225
<b>Expenses</b>		
Administration	\$ 36,149	\$ 31,264
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,741	\$ 2,111
Professional Fees	\$ 2,376	\$ 2,200
<b>Total Expenses</b>	\$ 42,266	\$ 37,575
<b>Net Income/Loss</b>	\$ (198)	\$ 2,650

**Year to Date Income and Expense Report**

(Since September 1, 2015)

	<b>YTD</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$262,325	\$262,325
Other Income	\$ 40,786	\$ 19,250
<b>Total Income</b>	\$303,111	\$281,575
<b>Expenses</b>		
Administration	\$ 235,697	\$232,250
Bad Debt Expense	\$ 14,000	\$ 14,000
Office	\$ 10,611	\$ 14,027
Professional Fees	\$ 12,864	\$ 18,700
<b>Total Expenses</b>	\$ 273,172	\$278,977
<b>Net Income/Loss</b>	\$ 29,939	\$ 2,598

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

<b>Current Assets</b>	\$756,541
<b>Allowance for Doubtful Accounts</b>	\$(83,289)
<b>Current Liabilities</b>	\$140,681
<b>Income</b>	\$ 29,939
<b>Equity</b>	\$502,632

Second delinquent letters were sent to 43 homeowners.

**Special Projects Committee:** Bonnie Lyon

June is the next Meet and Greet at the Clubhouse, 1/2 hour prior to the monthly board meeting.

**July 8, 9, and 10** are the dates for the HOA-sponsored garage sale. This year, Goodwill truck will cycle through the neighborhood on **July 11** to pick up donations left at residents' driveways. Place any donations of gently used clothing, housewares, and electronics leftover from your garage sale at your driveway (cover if in rain) along with a note "for Goodwill".

CONCERT LINE-UP – Sundays, beginning at 6 PM, in Allen Park.

**August 7**, Soulfunktion: Rhythm, Soul, and Funk

**August 14**, Free Rain: Popular Dance

**August 21**, the Chris Eger Band: Country and Blues

**August 28**, Rear View Mirror: 60s Revival

**August 27**, Fairwood Community celebrates fifty years. King County is hosting festivities at Petrovitsky Park.

**September 11**, LAST SPLASH! The HOA's all-ages, family fun picnic in Allen Park.

***Join your neighbors for as many of these events as you can!***

**Property Maintenance Committee:** Lisa Lord / Michelle Carlson

<b>Period Ending 3/31/16</b>	<b><u>MONTH</u></b>
<b>Total non-compliance letters issued</b>	<b>16</b>
<b>Initial Letters</b>	<b>10</b>
Aesthetics	5
Recreational Vehicle	3
Vehicle	2
<b>2<sup>nd</sup> &amp; 3<sup>rd</sup> Letters</b>	<b>2</b>
Aesthetics	2
<b>Thank You Letters</b>	<b>2</b>
Aesthetics	2
<b>Final Letters</b>	<b>1</b>
Aesthetics	1

<b>Fine Letters</b>	<b>1</b>
Aesthetics	1

Spring is upon us.

Trees & Shrubs Maintenance – Must be kept pruned so that they do not:

- a. Encroach onto or over the sidewalks so as to interfere with passage of pedestrians
- b. Interfere with sight of oncoming traffic at street intersections
- c. Interfere with light from lampposts onto sidewalks and streets

Yard Maintenance – Lawns must be mowed, trees and shrubs pruned, dead limbs removed, planting areas weeded on a regular basis. Woodpiles must not be visible from the street at any time; leaf piles and other debris and trash must be removed. Moss must be removed from driveways and walkways. Vehicles and recreational vehicles of any type can not be parked or stored on the grass or ground of the front and/or side yards.

Home Exterior Maintenance - must be kept free of extensive moss or other accumulations and debris which detracts from a clean appearance of the roof.

**Architectural Control Committee:** Lori Conrath / Diana Garcia  
Reporting Period for ACC 3/22/16- 4/25/16

- 6 Fence
- 4 House paint
- 6 Roof / 1 pending approval for new product
- 1 Deck
- 1 Golf shed
- 1 Chimney
- 2 Driveways unapproved

Letters sent to homeowners without ACC requests for driveways.

Met with homeowner and sales representative to review new roofing material. Incomplete due to lack of information. Still pending.

Still negotiating with homeowner over incomplete project and fines.

**Legal Committee:** Jim Canterbury  
Month – April 2016

1. Guidance on a perceived drug house and collection lawsuit plus King County Property Tax foreclosure.
2. Discussed collection lawsuit scheduled April 29<sup>th</sup>.

3. Fiduciary Training scheduled for May 18<sup>th</sup> at 6:00pm.

**Security Committee:** Jack Bramson

The following is the Security Committee Report for the reporting period of 4/16:

The KCSO performed 16 Fairwood Greens dedicated patrols. In addition to community patrol, traffic emphasis and special emphasis during school dismissal times, these patrols resulted in the following:

25 Traffic/driving related warnings

3 Issuances of NOI's (citations) for traffic infractions

13 Reported citizen contacts

It should be noted that the KCSO has been paying much more attention to parking violations (parking in the wrong direction/wrong side of the street; parking on the sidewalk; etc.).

The monthly Securitas report showed no significant upward or downward trends in any recording category.

**External Affairs:** Diana Garcia

1. Renton Spring Recycle Day is scheduled for Saturday, May 14<sup>th</sup> from 9:00 am – 3:00 pm at the Renton Technical College. The event takes specific recyclables for free and some other items for a small charge. Contact [www.rentonwa.gov](http://www.rentonwa.gov) for more information or call 425-430-7398.

2. Contacted Reagan Dunn's office and King County Parks to find out more details regarding the Fairwood 50th Anniversary celebration being held August 27<sup>th</sup>. The celebration will run from 9:00 am to 10:00 pm and include a family fun run, children's activities, a kids concert, equipment presentations by the King County Fire Department/Sheriff, and an evening movie in the park. Our HOA will be kept apprised of any other activities and possible opportunities for involvement.

### **Active Work**

**Action Items:** Jim Canterbury

1. Fiduciary training – May 18<sup>th</sup> at 6:00pm.

2. Painting of Kensington Monuments - bids

3. Clean-up and install berm 157<sup>th</sup> Ct SE – Bids

4. Rosie Rourke Recycling Event @ Allen Park July 16<sup>th</sup>.

5. Fairwood 50th year festival @ Petrovitsky Park Saturday, August 27<sup>th</sup>.

6. Perceived Drug house - update

7. Collection Lawsuit parking trailer on street - update

**Announcement:** The Board extends its condolences to President Jim Canterbury, his wife Karen, their family and friends at the death of their youngest son, Alec William Canterbury.

**Adjournment:** Jim Canterbury

**Motion:** To adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

### Closing

The meeting adjourned at 8:00 p.m. The next meeting will be held on **Tuesday May 24, 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