

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
May 23, 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, David Dennis, Rick Fredrickson, Lisa Lord, Bonnie Lyon, and Jim Canterbury. Diana Garcia was absent. Twelve homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Department: Deputy Samuel Shirley
There was one burglary and many car prowls, mostly of unlocked cars. They have a suspect regarding the car prowls at the shopping center.

Securitas Security Services: Officer Ken Talkington

	4/19/17 - 05/17/17	04/21/16 - 05/19/16	09/01/16 - 05/17/17	09/01/15 - 05/19/16
Abandoned Vehicles	1		23	2
Alarm Calls Home/Vehicle	3	3	22	28
Arrest		1	2	4
Barking Dog	1		8	2
Burglary	1	2	3	10
Dog Attack		2		2
Emergency Response	3		20	14
Hit & Run			6	5
Information			2	3
Juvenile Problem				3
Loose Dog			2	2
Noise Complaints		3	3	5
Open Garages	24	25	164	256
Police Activities	2	4	21	30
Property Vandalism		3	2	13
Robbery		1		1
Solicitors	4	2	8	15
Stolen Property/Mail			2	5
Stolen Property/Mail Recovery			11	

Stolen Vehicle			2	1
Stolen Vehicle Recovery	2		3	2
Street Lights	2		31	29
Street Signs			2	3
Theft	4		31	13
Trespassing	3	1	34	23
Vacation Checks	49	60	421	468
Vehicle Accidents			2	4
Vehicle Vandalism - Driveway	3		22	10
Vehicle Vandalism - Street	1		13	3

Official Business

Approval of the Minutes: Lisa Lord

MOTION: Board moves to approve the April 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 asked who is responsible for the sidewalks. If there is a safety issue King County should be contacted at 206-477-8100 or 800-527-6237.

Homeowners asked for clarification on storing waste containers.

A homeowner asked for the history of the company that will be monitoring property maintenance.

A homeowner stated he is encouraged with the progress of the Division 23 entrance.

A homeowner stated he is glad to have the requirement that garbage containers be stored out of site.

A homeowner asked who is responsible for the ivy growing between 140 Ave SE and the homeowner properties.

Committee Reports

Executive Committee: Jim Canterbury

Month – May 2017

As a **Reminder** –

1. Please send questions, complaints and/or comments to www.contact@fairwoodgreens.org .
Please do not contact Board members at their homes by phone, email, Facebook or Twitter. Thank you.
2. All owners with dogs need to read “Rules and Regulations Animals” in its entirety. Here is an excerpt about leashes:

III. Leashes

Consistent with King County ordinances and these Rules all dogs, within Fairwood Greens, must be leashed while not on the owner’s property. It is the responsibility of each homeowner to ensure that their dog does not run free within Fairwood Greens. Unleashed dogs will be reported to the Humane Society and their owners may be fined as listed in Section VII.

3. Thank you trustees Doug, David, Rick; and homeowners Glenn Bode, Bill Lee, John Sparr, and Steve/Mary Bouchee for installing US flags within the community.

Common Property Committee: David Dennis

AK Cutters cleaned out the dead branches on the trees at Allen Park. Helped install flags.

Records, Correspondence and Web Committee: Judy Seidel

R&R Waste Containers Storage and Introduction of Around the Clock, Inc. was mailed to homeowners.

Finance Committee: Doug Christensen

Income and Expense Report

	April	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,303	\$ 2,908
Total Income	\$ 41,778	\$ 40,383
Expenses		
Administration	\$ 30,178	\$ 31,523
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,694	\$ 1,761

Professional Fees	\$ 1,601	\$ 1,860
Total Expenses	\$ 35,472	\$ 37,144
Net Income/Loss	\$ 6,306	\$ 3,239

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

	YTD	Budget
Revenues		
Assessment Income	\$299,800	\$299,800
Other Income	\$ 40,713	\$ 23,260
Total Income	\$340,513	\$323,060
Expenses		
Administration	\$ 282,422	\$268,784
Bad Debt Expense	\$ 16,000	\$ 16,000
Office	\$ 12,728	\$ 15,288
Professional Fees	\$ 11,740	\$ 18,410
Total Expenses	\$ 322,890	\$318,482
Net Income/Loss	\$ 17,623	\$ 4,578

Balance Sheet as of April 30, 2017

Current Assets	\$777,631
Allowance for Doubtful Accounts	\$(84,079)
Current Liabilities	\$105,051
Income	\$ 17,623
Equity	\$570,878

Liens were placed on eight properties of homeowners with delinquent dues.

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 May 2017

Aesthetics

Initial Notice - 65

Second Notice -6

Thank You - 45

Vehicle

Initial Notice - 2

Second Notice - 2

Fine - 1

Christmas Lights
Initial Notice - 4
Thank You - 1

Barking Dog
Initial Notice - 2

Recreational Vehicles
Initial Notice - 3

Several driveways need weeding and moss removal.

Beginning June 1st, Around The Clock, Inc. will begin reviewing the neighborhood on behalf of Property Maintenance. Refer to the postcard sent to in you in the mail for further information. Please continue to send all questions and concerns to The Association directly.

Architectural Control Committee: Diana Garcia
From April 25th to May 22nd we received 21 ACC requests (some for multiple items):

- 1 siding replacement
- 7 roofing requests (new & repairs)
- 1 hot tub gazebo
- 2 fence requests (new & repairs)
- 2 driveway replacements
- 2 garage door replacements
- 1 exterior lighting request
- 5 exterior paint requests
- 3 deck requests (new & extension of existing)
- 2 garbage can enclosures

Legal Committee: Jim Canterbury
Month – May 2017

1. Fiduciary Training held on May 2nd very good & productive.
2. Discussed Yard Maintenance acting reasonable in enforcement.
3. Collection payments / garnishment.
4. Attorney calling Homeowner to advise a fully paid account.

Security Committee: Jack Bramson

The following is the Security Committee Report for the May 2017 reporting period:

The King County Sheriff's Dept. performed 13 dedicated Fairwood Greens during the period of 4/23 through 5/15 which resulted in the following:

- 3 Notices of Infraction issued for moving violations
- 22 Traffic related warnings issued
- 17 Parking related warnings/contacts
- 20 Citizen contacts
- 3 Other incidents including patrol assists

The Securitas security service report showed no significant trend increase/decrease in any reporting category with the exception of vehicle prowls/break-ins.

The FGHOA Board/Security Committee has requested that the KCSO perform at least four dedicated patrol shifts (25% of each month's activity) between the hours of 2200 - 0600. KCSO has agreed and this should start during the month of June.

External Affairs: Diana Garcia

King County officials held their annual Community Service Area (CSA) Open House on Tuesday, May 9th. The meeting, hosted by Councilman Reagan Dunn's office, was well-attended by Fairwood residents and many King County officials were present, including the Assessor, County Budget Director, Sheriff, and representatives from the Department of Transportation, Natural Resources, Permitting & Environmental Review, Law Enforcement Oversight, Public Health & Human Services, and Emergency Management.

- John Wilson provided an overview of the Assessor's office, which is responsible for over 700,000 parcels of property (both residential and commercial) in King County. He indicated that the current issues for the Assessor's office include Senior exemptions and housing affordability. Low income seniors may be eligible for a partial exemption in their taxes. To see if you qualify, please contact the Assessor's office.
- The County Budget Director provided an overview of the 2 year budget that was approved, totaling \$11 billion dollars. There were no serious cuts in this budget. The Sheriff's Office and Roads Department were provided with minimal additions, but no significant reductions in services.
- Sheriff Urquhart applauded Deputy Sam Shirley who patrols the Fairwood area and also introduced Greg Thomas, the new mayor in Maple Valley. Sheriff Urquhart spoke about the immigration issue, including Sanctuary Cities, Presidential directives, and what the Sheriff's office can/cannot

legally enforce. He reported that shootings are up throughout King County and his office is creating additional task forces focused on curbing illegal guns. Overall, burglaries and car thefts are down, but car prowls are up slightly. Be diligent by locking your vehicles that are parked outside and removing any valuables.

- The Department of Transportation touched on issues including increased Metro routes, Roads Maintenance, and a new Roads Helpline Card for residents. This card provides direct phone numbers to report roads issues. Those numbers are 206-477-8100 or 1-800-527-6237. The Roads Department noted that there will be significant repaving projects going on throughout the county over the next year.
- Permitting & Environmental Review discussed building permits, general land use and a request to rezone an R-6 area to R-18. This request is from a large contractor hoping to build an 80-unit apartment complex in the Molasses Creek area.
- New to the Open House this year was the Law Enforcement Oversight Department, which provides civilian oversight & transparency. They participate in internal investigation oversight, use of force oversight, outreach, and individual investigations.
- Of significant discussion and concern was the Board of Public Health's proposed Heroin Injection Site in King County (no exact location has been proposed yet). Both Sheriff Urquhart and Councilman Dunn reassured residents that this site will not be placed in Fairwood. Public Health will take names and information from residents interested in this and keep them informed.
- A representative from Sound Transit provided details on the recent ST-3 proposal. The Sound Ford property down by Grady Way is being purchased and will become a Sound Transit Park & Ride site. The ST-3 proposal, which was voted on by King County voters, unfortunately provides very little as far as services for the Renton/Newcastle/Fairwood area. There is currently no representation from these areas on the Sound Transit Board.
- During the public comment period, discussions included the 2012 Youth Center which has been delayed for over 3 years, Urban Growth areas, Sales Tax & Property Taxes, Immigrant holds, legal services for undocumented immigrants, Rapid Transit & the Community Connections pilot program, and the re-zoning proposal to upgrade density near Molasses Creek.

Active Work

Action Items: Jim Canterbury

1. Kensington Monument - Update
2. Putting up flags on Fairwood Blvd.
3. Discuss tagging email; also discussed recently.
4. Canopy cover over concrete pad in Allen Park.
5. Cul-de-sac and side area re-barking – 157th CT SE
6. Comments regarding new R&R for Waste Container Storage.

Action Items: Doug Christensen

Motion: Board moves to sign the Office Manager contract with Judy Seidel and increase the monthly payment by \$100. Second: Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Adjournment: Jim Canterbury

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

Closing

The next meeting will be held on **Tuesday, June 27, 2017** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. Meet and Greet will begin at 6:30 p.m. with beverages and cookies. 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