

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
June 25, 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 Jim Canterbury, Michelle Carlson, David Dennis, Cathryn Hummel, Andrew Jones, Lisa Lord, Jim Roberts, and Bonnie Lyon. Jack Bramson was absent. Thirteen homeowners attended the meeting.

**Government/Guests Reports to the Board**

**King County Sheriff's Office:** Samuel Shirley

One burglary occurred with an arrest a week later. There was an attempted carjacking in nearby apartments and a carjacking in a neighboring community. The car with two suspects was found two days later. Warmer weather can cause a crime of opportunity with open windows and open garage doors.

**Renton Regional Fire Authority:** Battalion Chief Craig Soucy

Open windows pose a danger to children. Be cautious about which windows you open and how far you open them, so children do not fall. Lakes and rivers are extremely cold this time of year and can cause cramping when swimming. Do not put used briquettes in paper bags. On 4<sup>th</sup> of July use safe and sane fireworks. Anything bigger than a firecracker is illegal.

**Securitas Security Services:** Officer Ken Talkington

	5/22/19 - 6/19/19	5/16/18 - 6/23/18	09/01/18 - 6/19/19	09/01/17 - 6/23/18
Abandon Vehicles	23	25	128	129
Alarm Calls Home/Vehicle	1	2	27	46
Arrest			3	1
Barking Dog	2	1	3	5
Burglary	1		4	1
Emergency Response	4	3	43	29
Hit & Run		1	3	10
Information			6	1
Loose Dog			1	
Noise Complaints	8	3	15	10
Open Garages	76	96	396	454
Police Activities	4	7	33	25
Property Vandalism	1		5	5
Solicitors	1	2	12	7

Stolen Property/Mail			2	9
Stolen Property/Mail Recovery		2	6	6
Stolen Vehicle		1	1	3
Stolen Vehicle Recovery				5
Street Lights	7	5	50	38
Street Signs			1	1
Theft			9	7
Trespassing	1		13	26
Vacation Checks	28	40	395	454
Vehicle Accidents			2	1
Vehicle Vandalism - Driveway			9	16
Vehicle Vandalism - Street			9	15
Wild Animals				1

**Official Business**

**Approval of the Minutes:** Jim Canterbury

**MOTION:** Board moves to approve the May Minutes as submitted. **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  
Seventeen homeowners and six renters were greeted.

**Homeowners Comments**

A homeowner removed weeds and has not been able to communicate with someone about it.

A homeowner complained about rats in neighbor’s back yard.

A homeowner did not receive a response regarding his responses to violation notices Neighbor’s house has high grass, broken window, and no trespassing signs.

A homeowner received a letter regarding weeds, but there are no weeds. May have sent letter to wrong address. He asked if ATC is getting paid based on the number of letters written. He likes the community but felt harassed. He hopes communication can improve.

A homeowner thanked the Board for fixing the problems in our area. In 2015 she received a letter about her grass being too long. When corrected she received a thank you letter. That was a pleasant interaction. That doesn’t happen anymore. Seems like inspector writes up whole street. It is difficult to tell what problem is and how to fix it. One homeowner received 3<sup>rd</sup> letter and did not get 1<sup>st</sup> and 2<sup>nd</sup> letter.

A homeowner asked if images are being provided to the homeowners when letters are sent.

A homeowner volunteered to put up flags.

A homeowner asked what the Board stance is on social media.

Emails don't seem to be working very well. The homeowner suggested the Board call homeowners. He asked how many votes are needed to change the Bylaws. He is going to make more changes to the exterior and will work with the ACC Committee on this issue. He asked if they could budget more for parks and discuss it at the Annual Meeting.

A homeowner stated he appreciates the Board members who are 100% volunteers. Sprinklers in the park now go off early in the morning. He has suggestions for dealing with rats.

A homeowner thanked the Board for listening and was supportive of another homeowner's property maintenance fine issue at the meeting.

A homeowner stated she received a letter regarding weeds, and she does not have weeds in her sidewalk or driveway. There are worse issues than weeds. A new homeowner received a 2<sup>nd</sup> notice and just moved into the neighborhood.

### **Committee Reports**

***Executive Committee:*** Bonnie Lyon

The best way to stay informed about our homeowners' association is through the website [fairwoodgreens.org](http://fairwoodgreens.org). Homeowners can locate minutes, agendas, meeting dates and times. Homeowners can also review CC&R and R&R. If homeowners have questions or concerns, email the association at [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org). Homeowners are advised of activities and board meeting via email. Please consider providing your email for this mail list. The association carefully guards confidentiality and does not share email addresses. The association does not curate nor can it respond to various websites. Airing issues at these websites will not assure prompt response on behalf of the association.

Please consider at-risk pedestrians. Do NOT park on sidewalks or otherwise impede safe travel for walkers, wheelchairs. Your car is NOT worth the risk of safety to your neighbors! Monitoring is underway for those homeowners who have allowed brush/trees to encroach walkways and lighting. Please bring properties into compliance.

***Common Property Committee:*** Michelle Carlson

No report.

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

No report.

***Finance Committee:*** David Dennis

### Income and Expense Report

	May	Budget
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 9,063	\$ 4,337
<b>Total Income</b>	\$ 46,538	\$ 41,812
<b>Expenses</b>		
Administration	\$ 36,256	\$ 36,114
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,001	\$ 1,466
Professional Fees	\$ 1,342	\$ 2,229
<b>Total Expenses</b>	\$ 40,599	\$ 41,809
<b>Net Income/Loss</b>	\$ 5,939	\$ 3

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

	YTD	Budget
<b>Revenues</b>		
Assessment Income	\$337,275	\$337,275
Other Income	\$ 61,659	\$ 39,033
<b>Total Income</b>	\$398,934	\$376,308
<b>Expenses</b>		
Administration	\$ 422,553	\$325,026
Bad Debt Expense	\$ 18,000	\$ 18,000
Office	\$ 12,594	\$ 13,194
Professional Fees	\$ 14,387	\$ 20,061
<b>Total Expenses</b>	\$ 467,534	\$376,281
<b>Net Income/Loss</b>	\$ (68,600)	\$ 27

### Balance Sheet as of May 31, 2019

<b>Current Assets</b>	\$ 659,391
<b>Allowance for Doubtful Accounts</b>	\$(112,946)
<b>Current Liabilities</b>	\$ 68,469
<b>Income</b>	\$ (68,600)
<b>Equity</b>	\$ 546,576

**Special Projects Committee:** Bonnie Lyon/Cathryn Hummel

Garage sale is slated for Jul 12-13-14.

Concerts for August Sunday nights, all beginning at 5PM in Allen Park:

August 4 - SoulFunktion, with soul and funk dance tunes

August 11 - Quarter Past 8, featuring sounds of the 60s and 70s

August 18 - Free Rain returns with rockin' favorites

August 25 - Lukas Rose, with current country music

LAST SPLASH is September 8, 1-4 PM in Allen Park. King County provided a grant again this year.

All events are free to homeowners and residents, family and friends.

**Property Maintenance Committee:** Andrew Jones

**Property Management Report dated June 24, 2019**

<b>Inspection Date</b>	<b>Notice Date</b>	<b>Reversal Date</b>	<b>Regulations Violated</b>	<b>Actions</b>	<b># of Inspections</b>	<b>1<sup>st</sup> Notice</b>	<b>2<sup>nd</sup> Notice</b>	<b>3<sup>rd</sup> or Greater Notice</b>	<b>Total Notice Count</b>
5/31/19 6/4/19			mow, weeds, paint, remove, white bags, foliage, fix garage door, fix window	Inspections	75 43 53				
5/14/19 5/15/19 6/4/19, 6/6/19,6/11/19	5/29/19 5/30/19 6/14/19 6/17/19		Paint trim, grass, WC	Notices Sent		42 20 32	27 5 12	7 2 10	76 27 54
	6/6/19 6/11/19		Christmas lights and house painting	Retraction	3				3

**Aesthetics:**

The owners of the property at code#16444 will be assessed a fine of \$10.00 per day for Aesthetics in regards to moss on roof starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code#161355 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds in driveway starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 26691 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds in driveway and sidewalk starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 113082 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds in driveway and sidewalk starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 113071 will be assessed a fine of \$10.00 per day for Aesthetics in regards to yard need to be mowed starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code#11753 will be assessed a fine of \$10.00 per day for Aesthetics in regards to waste basket containers in from of garage starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code#11753 will be assessed a fine of \$10.00 per day for Aesthetics in regards to dead foliage and moss on top of roof starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 01203 will be assessed a fine of \$10.00 per day for Aesthetics in regards to three waste containers in front of garage starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 112722 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds and grass in driveway and sidewalk starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 111912 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds and grass in driveway and sidewalk starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 01607 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds and grass in driveway and sidewalk starting 5/30/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 111866 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds and dead foliage on sidewalk starting 6/14/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code# 111978 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds driveway and sidewalk starting 6/14/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code #11281 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds driveway and walkway up to front door starting 6/14/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code #011103 will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds and dead foliage on sidewalk starting 6/14/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code #011024 will be assessed a fine of \$10.00 per day for Aesthetics in regards to the garage door need to be repaired starting 6/14/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code #011024 will be assessed a fine of \$10.00 per day for Aesthetics in regards to a broken window on right side of house starting 6/14/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code #011024 will be assessed a fine of \$10.00 per day for Aesthetics in regards to branches throughout yard need to be removed starting 6/14/2019 as allowed by the Association's Aesthetics R&R.

The owners of the property at code #011024 will be assessed a fine of \$10.00 per day for Aesthetics in regards to the fence need to be repaired starting 6/14/2019 as allowed by the Association's Aesthetics R&R.

**Architectural Control Committee:** Jim Roberts  
30 approved projects

**Legal Committee:** Jim Canterbury

1. Discussed several payment and collection plans.
2. Received Homeowner Foreclosure Notice of Trustee Sale scheduled May 31<sup>st</sup>, 2019. The sale was cancelled as a "Motion of Discontinuance" was filed by the lender and the Court accepted.
3. The deceased HO property going to Sheriff Sale and Evicting Son.  
DJ Reed, Realtor, in the process of Selling property. Hopefully, completed 1-2 months.  
Still waiting to finalize.

**Security Committee:** Jack Bramson  
The following is the FGHOA June 2019 Security Committee report;

The King County Sheriff's Office performed numerous dedicated Fairwood Greens patrols which resulted in the following stats:

(24) Citizen Contacts

( 2) NOI's issued for traffic violations

( 1) Traffic Warning issued

(4) Patrol Assists

All the above actions were in addition to intensive traffic enforcement and high visibility area patrol. Traffic enforcement emphasized speed enforcement. Three patrol shifts were performed during nighttime hours.

The Securitas monthly report showed a slight uptick in noise complaints and solicitors.

**External Affairs:** Cathryn Hummel

On June 26<sup>th</sup>, King County Community Service Areas Program is hosting a Fairwood Town Hall at Northwood Middle School. This is an opportunity for residents of the Fairwood unincorporated area to meet with King County officials to talk about issues that affect the community. Doors open at 6:00pm. Next week is 4<sup>th</sup> of July. King County allows fireworks from 9:00am to midnight on the 4<sup>th</sup> of July only. However, if it has a stick or fins and it goes up, or if it blows up, it is illegal in Washington State. Some tips to have a safe holiday:

- Avoid fires after lighting, residents should dispose of used fireworks by first soaking them in water before throwing them away.
- More pets go missing on 4<sup>th</sup> of July than any other day of the year. People with pets should bring them inside on the 4<sup>th</sup> if possible, make sure their microchips are up-to-date, and that their ID tags are properly affixed to their collar with your current contact information.
- Most importantly be respectful of your neighbors, their properties, and our community. Pick up after your fun night.

King County will be constructing a three-way roundabout located at SE 176<sup>th</sup> St and SE 171<sup>st</sup> Way (behind the Fairwood Shopping Center). This roundabout will replace a left turn that has contributed to a high accident rate at that intersection and will also discourage speeding. Construction is slated to start by early August.

Now that summer is upon us you may be working on projects around your house. As a reminder, it is the law to call 811 48-72 hours before beginning any excavation project no matter how big or how small (like planting a tree, installing a fence, or widening a driveway). Water, electrical, communication, sewer, and gas lines will all be marked at no charge to the homeowner to ensure a safe, incident free project.

Summer can be the hungriest time of year for kids who rely on free school meals. Families in need can text "Food" to 877-877 to find free summer meals for their kids sponsored by No Kid Hungry.

### Active Work

**Jim Canterbury:**

Although Attorney Jennifer Hill left Hanis Irvine Prothero, we will continue to work with the firm for legal issues.

**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 8:20 p.m. The next meeting of the HOA will be held on **Tuesday, July 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