

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
June 28, 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 Jack Bramson, Michelle Carlson, Doug Christensen, Lori Conrath, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. Two homeowners attended the meeting.

**King County Sheriff's Department:** Deputy Samuel Shirley  
A hit and run involved a person at a residence on 175th. Two stolen cars were recovered in the neighborhood. Hot weather arrives causing crimes of opportunity. Don't leave your garage door open.

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

	5/19/16 - 6/16/16	5/21/15 - 6/18/15	09/01/15 - 6/16/16	09/01/14 - 6/18/15
Abandon Vehicles		1	2	4
Alarm Calls Home/Vehicle	3		31	32
Arrest			4	2
Assault		1		1
Barking Dog		4	2	17
Burglary	1		11	6
Dog Attack			2	
Emergency Response	1	1	15	34
Hit & Run	1		6	2
Information			3	7
Juvenile Problem				2
Loose Dog			3	1
Noise Complaints	1	8	6	9
Open Garages	47	105	303	604
Police Activities	6	4	36	36
Property Vandalism	4	1	17	15
Robbery			1	
Solicitors	3	1	18	19
Stolen Golf Carts				3
Stolen Golf Cart Recovery				2
Stolen Property/Mail		1	5	7

Stolen Property/Mail Recovery				8
Stolen Vehicle	1		2	2
Stolen Vehicle Recovery	2	1	4	3
Street Lights	6	3	35	70
Street Signs			3	2
Theft	2		15	18
Trespassing	3		26	24
Vacation Checks	57	53	525	578
Vehicle Accidents		1	4	4
Vehicle Vandalism - Driveway		2	10	16
Vehicle Vandalism - Street	1	3	4	6

### Official Business

**Approval of the Minutes:** Lisa Lord

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

**Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**Review of Annual Calendar:** Jim Canterbury

All up to date.

**Greeter's Report:** Lenore Lee

Eight homeowners and three renters were greeted.

### Homeowners Comments

A homeowner asked about the expectations regarding yard maintenance. The deadlines for compliance are not optimal.

A homeowner thanked the Board for the job they are doing.

### Committee Reports

**Executive Committee:** Jim Canterbury

Month – June 2016

1. A Big "Thank You" goes to Doug Christensen, David Dennis, Doug Arnold, and Glenn Bode for your time in putting up the flags. The flags look great.

2. A **Reminder** Please send questions, complaints and/or comments to [www.contact@fairwoodgreens.org](mailto:www.contact@fairwoodgreens.org) or mail to: Fairwood Greens HOA, PO Box 58053, Renton, WA 98058. Please do not contact board members by personal phone, email or social media. Thank you.

3. A **Reminder** for homeowners feeding wildlife in our community.

*It is against the law in King County to create conditions that can provide a food source for rodents. (KC BOH code Chapter 8.06)*

**Common Property Committee:** David Dennis

A Honey Bucket was brought in for the summer at Allen Park. I am working on getting bids for cul-de-sac curbing. Board volunteers repaired the damage to Toddler Park playground equipment.

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

No report.

**Finance Committee:** Doug Christensen

**Income and Expense Report**

	May	Budget
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 5,934	\$ 2,750
<b>Total Income</b>	\$ 43,409	\$ 40,225
<b>Expenses</b>		
Administration	\$ 28,065	\$ 31,665
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 2,188	\$ 1,811
Professional Fees	\$ 1,709	\$ 2,200
<b>Total Expenses</b>	\$ 33,962	\$ 37,676
<b>Net Income/Loss</b>	\$ 9,447	\$ 2,549

**Year to Date Income and Expense Report**

(Since September 1, 2015)

	YTD	Budget
<b>Revenues</b>		
Assessment Income	\$337,275	\$337,275
Other Income	\$ 52,810	\$ 24,750
<b>Total Income</b>	\$390,085	\$362,025
<b>Expenses</b>		
Administration	\$ 293,781	\$294,779
Bad Debt Expense	\$ 18,000	\$ 18,000
Office	\$ 14,634	\$ 18,699
Professional Fees	\$ 14,720	\$ 23,100
<b>Total Expenses</b>	\$ 341,135	\$354,578
<b>Net Income/Loss</b>	\$ 48,950	\$ 7,447

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

<b>Current Assets</b>	\$701,441
<b>Allowance for Doubtful Accounts</b>	\$ (86,736)
<b>Current Liabilities</b>	\$ 63,124
<b>Income</b>	\$ 48,949
<b>Equity</b>	\$502,632

**Special Projects Committee:** Bonnie Lyon

*HOA sponsored garage sale:*

**July 8, 9, and 10** are the dates for the HOA-sponsored garage sale.

*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 Revived

*Other events:*

**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!***

For this year's garage sale, homeowners/participants are encouraged to donate any unsold items to an organization of their choosing; there is no pick up service arranged for this year. Advertisements are placed and volunteers from our board will be placing signs around July 3 for the July 8-9-10 dates of the garage sale.

Concerts will be advertised in unincorporated King County news and area newspapers.

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

Summer is here and so are the weeds. Be diligent in yard maintenance this summer season.

### **Month of April 2016**

Aesthetics

Initial Notice - 69

Thank You - 1

Vehicle

Initial Notice - 1

### **Month of May 2016**

Aesthetics

Initial Notice - 98  
Thank You - 35  
Second Notice - 10

Vehicle  
Second Notice - 1

Barking Dog  
Initial Notice - 2

**Architectural Control Committee:** Lori Conrath / Diana Garcia

The following ACC requests have been received from May 21 – June 27:

- 1 Landscaping request
- 2 Concrete/Driveway requests
- 2 Deck replacements
- 6 Fencing requests
- 11 Roof replacements
- 10 Exterior paint changes
- 1 Shed remodel
- 1 Yard art request

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

1. Discussed several payment and collect plans.
2. Discuss R&R Rental of Single Family Homes by Airbnb.

**Security Committee:** Jack Bramson

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

The King County Sheriffs Dept. performed 10 Fairwood Greens dedicated patrol shifts which emphasized traffic enforcement and neighborhood high visibility patrol activity. These patrols resulted in the following:

- 10 Traffic enforcement warnings
- 3 Traffic citations (NOI's) being issued for violations

14 Citizen contacts

1 Citizen assist to help find lost children and their friends

There were two reports of stolen vehicles being recovered in Fairwood Greens as well as one residential burglary and a stolen vehicle.

The warmer weather has likely contributed to the increase in open garage door reports. All residents are encouraged to remember to secure residences and garages to prevent theft and burglary.

The current security services contract expires in September. It is recommended that we reengage Securitas' services for the next contract year to be brought up for a vote at the June HOA Board/Trustee meeting.

**External Affairs:** Diana Garcia

The Fairwood area Town Hall meeting on June 2<sup>nd</sup> was well attended. The meeting is hosted within several unincorporated King County areas by Councilman Reagan Dunn's office, with participation by Sheriff John Urquhart, and multiple King County offices including the Assessor, Transportation, National Resources & Parks, Permitting & Environmental Review, Public Health, and the Office of Emergency Management.

The Fairwood Greens HOA was highlighted as receiving one of 2016's Community Service Area grants, which supplement our annual August Music in the Park series.

Sheriff Urquhart spoke about overall statistics in the Fairwood area, including budget shortfalls. The Sheriff's office is responsible for responding to 250,000 residents in unincorporated King County. 76% of the Sheriff's office budget comes from the general fund. In 2016 they had a \$25 million budget shortage and the 2017 fiscal year is projected to have a \$50 million budget shortage. Sheriff Urquhart confirmed that no patrols or detectives will be cut.

Crime data from 2015 was reviewed. There were 2 homicides. Residential burglaries, drug arrests, and car prowls all decreased. Felony assaults increased.

John Wilson provided an overview of the Assessor's office, which is responsible for 750,000 parcels (both residential and commercial) in King County. He indicated that there is a need to modernize the tax system. Low income seniors may be eligible for a partial exemption in their taxes. To see if you qualify, please contact the Assessor's office.

Harold Tanaguchi from the Department of Transportation noted that the department is focusing on safety and priority maintenance and no new projects are scheduled due to limited resources. Several questions were asked about

transit in the Fairwood area and Mr. Tanaguchi indicated that transit is dependent on sales tax.

John Taylor from the Department of Natural Resources & Parks provided an overview of how different areas within the DNRP are funded. Solid waste rates are set by the King County Council, parks levies are voter-approved, and surface water management collects fees through Cedar River Water & Sewer. The Parks Department has completed an inventory assessment over the past 2 years to help prioritize work. The Parks Department-sponsored Fairwood 50<sup>th</sup> Anniversary Celebration was discussed. This event will be held on August 27<sup>th</sup> at Petrovitsky Park and will include many activities for residents.

Wally Archileta from Permitting and Environmental Review highlighted the new online permitting feature and pre-submittal services designed to improve speed-of-service. He indicated that 180<sup>th</sup> will be closing for 3-4 weeks later this summer, with a detour planned while work is being completed. Additionally, he noted that a hearing on the Addison Park sub-division will be scheduled in August.

During the Public Comment period, many issues were brought up by residents, including diversification of Sheriff deputies, Domestic Violence & Human Trafficking, zoning of large assisted-living facilities, perceived drug/nuisance house in Fairwood Greens, regional coordination for road capacity improvements due to the increased traffic/growth in Fairwood, the new development of homes facing onto 140<sup>th</sup> Avenue which is creating traffic impacts, bus/transit requests for Express service into Seattle, plans to increase capacity on I-405, how to encourage business opportunities in Fairwood, and off-duty Sheriff deputies being able to use the ACCESS system to look up vehicle information.

Cedar River Water & Sewer provided a report of several capital improvement projects which will improve the reliability of the water and sewer system. One of these improvements is a sewer trunk line in the Fairwood area which is being replaced and will greatly reduce the maintenance of the sewer system in the area. This project was begun in May and will be completed by the end of September. Minor interruptions of water service may be encountered, but customers will be notified prior to any interruptions.

### **Active Work**

**Action Items:** Jim Canterbury

1. Putting up flags on Fairwood Blvd.
2. Approval of new Securitas Security contract for 2016 – 2017.

3. Recycle Event – Allen Park, July 18<sup>th</sup>, 12pm – 3pm – Sponsored by the Rosie Rourke Team

4. Cul-de-sac repair to curb – 157<sup>th</sup> CT SE

5. Island shrub maintenance – 162<sup>nd</sup> PI SE

6. Kensington monument

7. Perceived drug house – update

**Motion:** To approve the Security Contract for one year ending on 9/1/17.

**Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**Motion:** To approve Malarkey Windsor XL roofing shingles and add it to the list of roofing materials. **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 8:50 p.m. The next meeting will be held on **Tuesday July 26, 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