

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
August 23, 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, David Dennis, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. Eight homeowners attended the meeting.

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

	<b>7/21/16</b> - <b>8/18/16</b>	7/23/15 - 8/20/15	<b>09/01/15</b> - <b>8/18/16</b>	09/01/14 - 8/20/15
Abandon Vehicles			<b>3</b>	4
Alarm Calls Home/Vehicle	<b>5</b>	4	<b>36</b>	41
Arrest	<b>2</b>		<b>6</b>	2
Assault				1
Barking Dog	<b>4</b>	3	<b>8</b>	22
Burglary	<b>1</b>		<b>13</b>	8
Dog Attack			<b>2</b>	
Emergency Response	<b>3</b>	1	<b>19</b>	41
Fire			<b>1</b>	
Hit & Run		1	<b>6</b>	3
Information	<b>1</b>	1	<b>4</b>	9
Juvenile Problem				2
Loose Dog			<b>3</b>	1
Noise Complaints		1	<b>8</b>	11
Open Garages	<b>44</b>	53	<b>404</b>	796
Police Activities	<b>5</b>		<b>43</b>	39
Property Vandalism			<b>20</b>	16
Robbery			<b>1</b>	
Solicitors		1	<b>22</b>	22
Stolen Golf Carts				3
Stolen Golf Cart Recovery				2
Stolen Property/Mail	<b>1</b>		<b>9</b>	7
Stolen Property/Mail Recovery	<b>1</b>		<b>8</b>	8
Stolen Vehicle			<b>2</b>	3
Stolen Vehicle Recovery			<b>4</b>	3
Street Lights	<b>5</b>	17	<b>40</b>	94

Street Signs			<b>3</b>	5
Theft		2	<b>18</b>	23
Trespassing	<b>2</b>	2	<b>34</b>	30
Vacation Checks	<b>52</b>	59	<b>658</b>	705
Vehicle Accidents		1	<b>5</b>	6
Vehicle Vandalism - Driveway		5	<b>13</b>	21
Vehicle Vandalism - Street			<b>7</b>	12

### Official Business

**Approval of the Minutes:** Lisa Lord

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

**Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

**Review of Annual Calendar:** Lisa Lord

All up to date.

**Greeter's Report:** Lenore Lee

Eight homeowners and four renters were greeted.

### Homeowners Comments

A homeowner complained of the neighbor kids having parties on the 4<sup>th</sup> of July and weekend nights.

A homeowner asked for an update on the Kensington entrance improvements.

A homeowner asked if the new fence on Fairwood Boulevard is in compliance with the regulations.

A homeowner complained about the fireworks on the 4<sup>th</sup> of July. They are still cleaning up the litter.

### Committee Reports

**Executive Committee:** Jim Canterbury

Month – August 2016

1. Reminding all homeowners and renters that Board Members are never to be contacted at their homes or by personal email. Board members can be contacted using the HOA listed phone number 425-227-3997 or email [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org).
2. Reminding all homeowners / renters:

All complaints must be in submitted in writing. Email [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org) or use the postal service:

Fairwood Greens HOA  
P.O. Box 58053  
Renton, WA 98058

All complaints submitted must have your name and address, so the Board can better investigate and respond.

3. A "Thank You" for those residents supporting and attending the Sunday Music in Allen Park.
4. Please join the Board and your neighbors for the "Last Splash" in Allen Park on September 11<sup>th</sup> 1-4pm. Allen Park is located on 145<sup>th</sup> Ave SE off Fairwood Blvd.

**Common Property Committee:** David Dennis  
Repaired bench at Allen Park.

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

**Finance Committee:** Doug Christensen

**Income and Expense Report**

	<b>July</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 3,656	\$ 2,750
<b>Total Income</b>	<b>\$ 41,131</b>	<b>\$ 40,225</b>
<b>Expenses</b>		
Administration	\$ 36,942	\$ 38,664
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,138	\$ 2,211
Professional Fees	\$ 934	\$ 2,200
<b>Total Expenses</b>	<b>\$ 41,014</b>	<b>\$ 45,075</b>
<b>Net Income/Loss</b>	<b>\$ 117</b>	<b>\$ (4,850)</b>

**Year to Date Income and Expense Report**  
(Since September 1, 2015)

	<b>YTD</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$412,225	\$412,225
Other Income	\$ 62,622	\$ 30,250
<b>Total Income</b>	<b>\$474,847</b>	<b>\$442,475</b>
<b>Expenses</b>		
Administration	\$ 360,380	\$364,457

Bad Debt Expense	\$ 22,000	\$ 22,000
Office	\$ 16,497	\$ 23,121
Professional Fees	\$ 14,046	\$ 27,500
<b>Total Expenses</b>	<b>\$ 412,923</b>	<b>\$437,078</b>
<b>Net Income/Loss</b>	<b>\$ 61,924</b>	<b>\$ 5,397</b>

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

<b>Current Assets</b>	\$866,398
<b>Allowance for Doubtful Accounts</b>	\$ (90,461)
<b>Current Liabilities</b>	\$211,381
<b>Income</b>	\$ 61,924
<b>Equity</b>	\$502,632

**Special Projects Committee:** Bonnie Lyon

**August 28,** Rear View Mirror: 60s Revived Concert in Allen Park

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

We have the garage sale and three concerts behind us, one more concert in the park to enjoy on the 28th, and the HOA's annual picnic. The Board appreciates serving the community with these events and welcomes any comments.

**NOMINATION COMMITTEE**

We are in process of gathering candidates and should be able to provide a list to the Board for their consideration shortly. If homeowners are interested in a position on the Board, they should notify us of their interest at [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org) immediately.

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

The Association has observed an increase in RVs in the neighborhood. Below is a portion of the Rules and Regulations in regard to definition of an RV, loading, unloading, and/or cleaning.

Please refer to the full Rules and Regulations for complete information in regard to 'Recreational Vehicles'.

1.2 Definition. An RV shall refer to and mean any trailer (whether for boats, camping or any other use), travel trailer, bus, motor home or camper, and "all-terrain vehicle" with more than two wheels, as well as snowmobiles, jet skis and boats, and all other equipment with the primary purpose of transporting or holding people which are typically considered as used for personal recreational use, as opposed to daily or routine family transportation or similar use. Motorcycles and golf carts are not included.

### III. LOADING, UNLOADING, AND/OR CLEANING:

3.1 48 Hours. Homeowners may have up to 48 hours to load, unload, and/or clean an RV on or adjacent to their property, unless extended as permitted in Part 3.2. Four (4) of these 48 hour periods are allowed within a 30 day period (this shall not be interpreted as being consecutive periods of time, i.e. 8 days in a row). No permit will be required, but RVs that remain longer than 48 hours will be in violation of this Rule and the covenants and subject to fines and/or being towed away at owner's cost.

3.2 Extension Permit. An RV may be at a homeowner's property or on the adjoining street for longer than 48 hours, provided:

- a. A prior written request for a permit pursuant to Part 3.3 is submitted to the Association – Attn: Property Maintenance Committee.
- b. The permit is issued to the homeowner by the Association.
- c. Permitted extensions do not exceed seven (7) days per quarter.

3.3 Permit Requests. In order to ensure a timely permit confirmation, a written request for an extension permit must be received by the Association no less than seven (7) calendar days prior to the arrival of the RV, and must contain the following information:

- a. Name and address of the homeowner,
- b. Both the arrival date and departure date of the RV,
- c. Year, make, model, and license plate number of the RV,
- d. RV owner's name and address,
- e. Signature and date of requesting homeowner.

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

Thank you to all the homeowners who have been submitting ACC requests for improvements to their homes this summer. All the improvements definitely improve the aesthetics of the neighborhood and increase property values.

The following ACC requests have been received from July 24 – August 22:

- 2 Concrete/Driveway replacement requests
- 2 Fencing requests & 1 fence setback appeal
- 9 Roof replacements
- 6 Exterior paint requests
- 2 Gutter replacements

- 2 Window replacements
- 1 Shed
- 1 Locking mailbox installation

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

1. Discuss Collection Lawsuit on Property Maintenance Fines.
2. Changes to the R&R Aesthetics
3. Guidance Dogs in Parks.

**Security Committee:** Jack Bramson

The following is the FGHOA Security Committee Report for the month of July:

The Securitas security services activity showed no unusual trends or significant incidents.

The King County Sheriff dedicated Fairwood Greens patrols resulted in the following activities:

- (1) NOI (citation) issued for a traffic infraction
- (19) Traffic and parking warnings issued to drivers/vehicles
- (4) Citizen contacts

Additionally, KCSO successfully located a missing juvenile during one of these Fairwood Greens shifts.

**External Affairs:** Diana Garcia

I have been actively securing bids for work at the Kensington monuments for the Board to discuss at the August meeting.

### **Active Work**

**Action Items:** Jim Canterbury

1. The Last Splash function – September 11th
2. Textiles Drive for Fairwood Elementary School
3. Discuss & vote R&R Aesthetics Revisions
4. Cul-de-sac Curbing repair bid

5. Repair Picnic table in Allen Park repair
6. Pathway to King County Waste Water Area - Signs
7. Kensington Entrance Monuments

**Motion:** To approve the revised Rules and Regulations Aesthetics. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

**Motion:** To accept the bid to repair the cul-de-sacs. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

**Adjournment:** Jim Canterbury

**Motion:** To adjourn the meeting and move into Executive Session. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

### Closing

The meeting adjourned at 8:15 p.m. The next meeting will be the Annual Meeting held on **Tuesday September 27, 2016** and will begin at **7:15 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