

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
August 27, 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, Cathryn Hummel, Andrew Jones, Lisa Lord, Jim Roberts, and Bonnie Lyon. Jack Bramson and David Dennis were absent. Nineteen homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Office: Sergeant Thomas Collins
School is starting. There will be some traffic enforcement. Watch out for the children.

Securitas Security Services: Officer Ken Talkington

	7/17/19 - 8/21/19	7/18/18 - 8/22/18	09/01/18 - 8/21/19	09/01/17 - 8/22/18
Abandon Vehicles	63	11	196	153
Alarm Calls Home/Vehicle	1	2	33	50
Arrest	1		4	1
Barking Dog	2	2	5	7
Burglary		1	4	2
Domestic Violence	1		1	
Emergency Response		6	47	37
Hit & Run	1		4	10
Information		2	6	4
Loose Dog			1	
Noise Complaints	1	4	23	16
Open Garages	84	113	569	638
Police Activities	5	5	42	31
Property Vandalism	1	2	6	7
Solicitors		3	14	15
Stolen Property/Mail	1		3	9
Stolen Property/Mail Recovery	1		7	6
Stolen Vehicle			1	3
Stolen Vehicle Recovery	1		1	5
Street Lights		1	55	45
Street Signs		1	1	2

Theft	4	4	18	11
Trespassing	5	6	25	34
Vacation Checks	43	59	483	563
Vehicle Accidents	1		4	1
Vehicle Vandalism - Driveway	5	7	55	25
Vehicle Vandalism - Street	1	3	11	20
Wild Animals				1

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the July Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury
Up to date.

Greeter’s Report: Lenore Lee
Greeter welcomed fourteen homeowners and three renters.

Homeowners Comments

A homeowner said a neighbor’s car parked in their driveway is in major repair. Tire has been off for three weeks. Huge trucks are driving through Fairwood Blvd. People are distressed about maintaining yards. We should have a volunteer group to help.

A homeowner complained that a neighbor’s bush is overgrown.

A homeowner stated they experienced vandalism and destruction. They appreciate Securitas, who came to file a report. Residents are shouting and screaming day and night.

A homeowner said she could dispose of worn flags at JBLM. She asked if there is a limit of the number of residents in an adult family home.

A homeowner asked if the Boy Scouts could take down the flags. She suggested we install cameras at the main entrance to deter vandalism. She is concerned about the adult family homes. Knowing where they are would be helpful. Property maintenance notices are intimidating and vague and should use more gentle language.

A homeowner said King County filled up the sidewalk with tar and looks poor. Thank you, Securitas, for talking to a salesman. She is working on cleaning up her side yard.

A homeowner said he received answers to questions from the last meeting. Thank you. He recommended that a member of ATC come to the meetings. He sent in a complaint about two houses. How can it be eight months after Christmas and his neighbor still has Christmas lights up? If

there is no reporting from ATC what is the definition of success? How can you validate \$2,000 a month for two visits? He suggested we suspend doing business with ATC until they are proven effective. Everybody feels this way.

A homeowner said they have similar comments regarding ATC. They heard no feedback whether they are complying. Violations are vague. They had weeds and paint violations. There is a disconnect. Why are we over budget? Need better breakdown. If houses are worth more, it is because of Boeing and Amazon.

A homeowner said there are a lot of low hanging trees. The trees should be above 14'. About 1,000 people are walking by the power lines.

A homeowner complained about a medical supply business. Tractor trailers, Fed Ex trucks and vans stop in cul-de-sac delivering supplies.

A homeowner stated after all these years, why did we have to hire ATC?

A homeowner asked why the HOA is fining her property. She is not receiving notices but is receiving statements. It is an unfair, jaded system. She has done other things like fencing and landscaping. Soften notices. Neighbors should help others and build a community.

Committee Reports

Executive Committee: Bonnie Lyon

During last month's homeowners meeting, several complained that they felt the monitoring company the association is using, ATC, was too aggressive regarding weeds and grass found within sidewalks abutting their properties. Several of the board subsequently met with ATC staff to relay this message. There was an agreement that there would be other indicators of non-compliance that would instigate a notice of non-compliance. For instance: homeowners with weeds and grass within sidewalk areas would receive a notice of non-compliance if it was found that they also have unedged or unkempt planting and lawn areas.

Some stated that the letters were too "harsh". Letters from ATC have been reviewed and rewritten so that it is clear what homeowner expectations are. We had ceased sending a copy of the R&R on aesthetics to homeowners to save on paper waste, but copies of the R&R will now be sent so that homeowners who are non-compliant can see plainly why properties were cited.

We appreciate the many owners who maintain their properties in such a fashion that they receive no letters of non-compliance. An audit found that there are few properties that have consistent problems with compliance to the associations R&R on aesthetics. Homeowners should not wait for notice to properly maintain properties.

Repairs have been made to Common Areas. Allen Park has 2 new swings. Nails on the 'big toy' have been replaced with set screws that provide greater safety (and less risk). Tree planting will occur along the at-risk slope within Toddler Park by December 1.

LAST SPLASH IS COMING Sunday, September 8. King County provides a grant for this event. All are welcome throughout the greater Fairwood area. Fairwood Elementary PTSA provides volunteers, and we will welcome, once again, our First Responders. The event is from 1 to 4 PM.

Common Property Committee: Michelle Carlson

Met with Green Effects to schedule required tree plantings along steep slope in Toddler Park. We are also reviewing opportunities to enhance planting beds on the bank along the south side of the lower play area. Tree plantings must be completed by December 1.

Met with repair vendor to begin replacing missing pieces and correct safety issues within play areas at Allen Park. We are also discussing adding play pieces, particularly ADA equipment.

Records, Correspondence, and Web Committee: Judy Seidel

No report.

Finance Committee: David Dennis

Income and Expense Report

	July	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 13,995	\$ 4,337
Total Income	\$ 51,470	\$ 41,812
Expenses		
Administration	\$ 44,575	\$ 36,114
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 864	\$ 1,466
Professional Fees	\$ 999	\$ 2,229
Total Expenses	\$ 48,438	\$ 41,809
Net Income/Loss	\$ 3,032	\$ 3

Year to Date Income and Expense Report

(Since September 1, 2018)

	YTD	Budget
Revenues		
Assessment Income	\$412,225	\$412,225
Other Income	\$ 86,856	\$ 47,707
Total Income	\$499,081	\$459,932
Expenses		
Administration	\$ 503,295	\$397,254
Bad Debt Expense	\$ 22,000	\$ 22,000
Office	\$ 14,988	\$ 16,126
Professional Fees	\$ 17,106	\$ 24,519
Total Expenses	\$ 557,389	\$459,899
Net Income/Loss	\$ (58,308)	\$ 33

Balance Sheet as of July 31, 2019

Current Assets	\$ 813,126
Allowance for Doubtful Accounts	\$(111,989)
Current Liabilities	\$ 212,869
Income	\$ (58,308)
Equity	\$ 546,576

Special Projects Committee: Bonnie Lyon/Cathryn Hummel
 LAST SPLASH IS COMING Sunday, September 8. King County provides a grant for this event. All are welcome throughout the greater Fairwood area. Fairwood Elementary PTSA provides volunteers, and we will welcome, once again, our First Responders. The event is from 1 to 4 PM.

Do you want to volunteer? Send a message to contact@fairwoodgreens.org.

We enjoyed August's concerts in the park, with many of our homeowners taking up the opportunity to enjoy local area bands and to have a great time with their neighbors. We welcome your comments and feedback, and recommendations for next year's bands. Send to contact@fairwoodgreens.org.

Property Maintenance Committee: Andrew Jones

Property Management Report dated August 26 for August 2019

Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1 st Notice	2 nd Notice	3 rd or Greater Notice	Total Notice Count
7/23/19 7/24/19 8/13/19			mow, weeds, moss, hedges	Inspections	94 27 40				
7/17/19 7/26/19 8/2/19	6/15/19 7/24/19 7/23/19 7/24/19		Shrubbery growing over s/w, mow, weeds and grass in s/w, d/w, house paint	Notices Sent		135	35	29	199
7/25/19 8/8/19, 8/13/19	7/30/19		Expired plates, inoperable vehicle, trailer/plates	Notice Sent	18 15	9	9		

			Weeds in d/w & s/w	Retraction					
	6/20/19	7/8/19		1					

Aesthetics:

The owners of a property will be assessed a fine of \$10.00 per .day for Aesthetics in regards to weeds throughout lawn that need to be removed or mowed starting 8/29/2019 as allowed by the Association’s Aesthetics R&R.

The owners of a property will be assessed a fine of \$10.00 per day for Aesthetics in regards to weeds in planter area under trees and area to the right of driveway starting 8/29/2019 as allowed by the Association’s Aesthetics R&R.

Architectural Control Committee: Jim Roberts
34 approved projects

Legal Committee: Jim Canterbury

1. Discussed several payment and collection plans.
2. The deceased homeowner property is going to Sheriff Sale and evicting son. New Sheriff sale scheduled for August 7, 2019 was cancelled again. According to the lender a short sale is planned for August 15, 2019. Short sale was delayed to August 23rd as waiting for 2nd Lender approval.
3. Discussion on negotiation with HO to finalize and settle collection lawsuit.

Security Committee: Jack Bramson
No report.

External Affairs: Cathryn Hummel

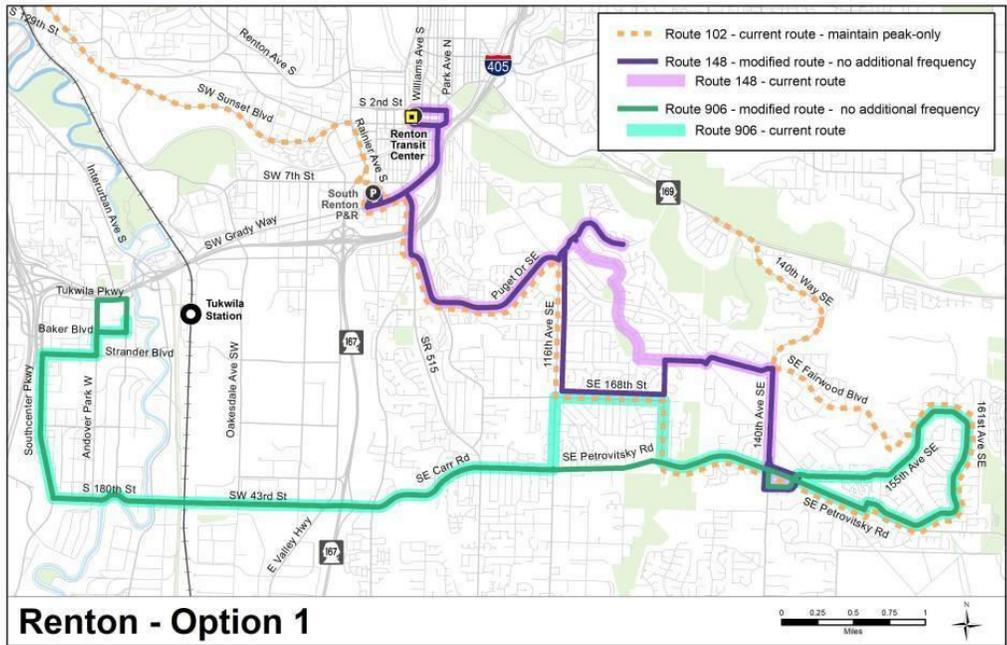
King County Solid Waste Division is hosting a Residential Recycling Event in Fairwood on September 7th at St. Stephen the Martyr Church from 9AM-3PM. Things like bulky wood, cardboard, concrete, bricks, electronics, mattresses, household items, tires, scrap metals, and polystyrene blocks will be accepted. No hazardous wastes will be accepted at this event. For more information or to learn where you can take items for disposal at any time go to: www.kingcounty.gov/WhatDoIDoWith

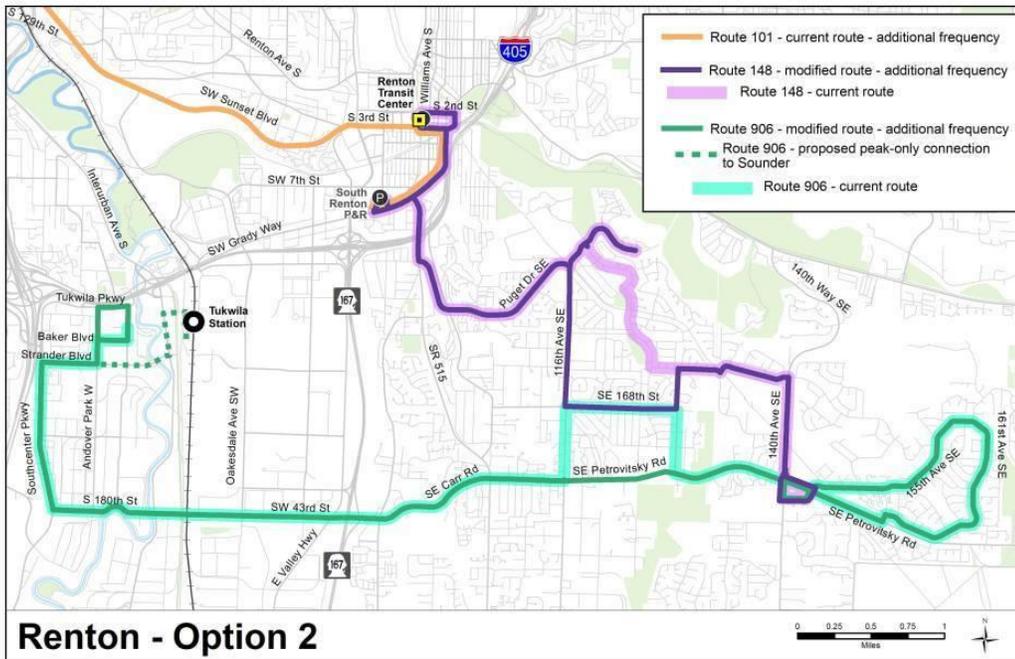
King County Metro is considering changes to the Fairwood area metro lines that would start in September 2020 if they are implemented. Two proposals are being considered; both involve routing changes to **Routes 148** and **906**.

Under both proposals, Route 148 would be moved off Lake Youngs Way SE, 123rd Ave SE, and 126th Ave SE and onto SE 168th St and 116th Ave SE. The route would continue its deviation to the

Royal Hills Apartments. The realignment is expected to help attract better ridership and replace service that Route 906 already provides to SE 168th St.

Route 906 would be moved off 128th Ave SE, SE 168th St, and 116th Ave SE under both proposals and consolidated to SE Petrovitsky Rd. Option 2 would involve a peak-hour extension of the Route 906 tail to Tukwila Station for connections with Sounder commuter rail.





Active Work

Active Work: Jack Bramson

MOTION: To approve the new proposed Securitas security contract, covering the period of 9/1/19 through 8/31/20. **Second:** Discussion: **Vote: MOTION CARRIED.**

Adjournment: Bonnie Lyon

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

Closing

The meeting adjourned at 8:30 p.m. The next meeting of the HOA will be the Annual Meeting held on **Tuesday, September 24, 2019** 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. Please respect the Club’s dress code of wearing shirts with collars.

Respectfully submitted,

Jim Canterbury
Secretary