

**Fairwood Greens Homeowners Association  
 Monthly Board Meeting of Trustees  
 August 28, 2018**

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, Bonnie Lyon, and Jim Roberts. Jack Bramson was absent. Sixteen homeowners attended the meeting.

**Government/Guests Reports to the Board**

**King County Sheriff's Office:** Sergeant Thomas Collins

There were three car prowls, one burglary, and one vandalism. Other vandalisms occurred that were not reported to King County Sheriff's Department. Call 911 for vandalism incidents so we can track behavior patterns and make an arrest if we observe prowling.

**Renton Regional Fire Authority:** Captain Larry Welch

Rules for outdoor burning include keep it small (3' diameter, 2' height). Use charcoal, dried firewood or manufactured logs. Keep fires 25' away from structures or fences. Constant attention is required. Be mindful of all bans. Be considerate of your neighbors.

Significant incidences include eight fires, two emergency medical calls, and three rescue calls.

**Securitas Security Services:** Officer Ken Talkington

	<b>07/18/18 - 08/22/18</b>	07/19/17 - 08/16/17	<b>09/01/17 - 08/22/18</b>	09/01/16 - 08/16/17
Abandon Vehicles	11	5	153	29
Alarm Calls Home/Vehicle	2	1	50	29
Arrest		1	1	3
Barking Dog	2		7	8
Break-In		1		1
Burglary	1		2	4
Emergency Response	6	3	37	27
Fire			1	3
Hit & Run			10	8
Information	2		3	2
Loose Dog		1		3
Noise Complaints	4	3	16	10
Open Garages	113	87	638	378
Police Activities	5	3	31	42
Property Vandalism	2	1	7	3

Solicitors	3		15	19
Stolen Property/Mail			9	3
Stolen Property/Mail Recovery			6	11
Stolen Vehicle		3	3	5
Stolen Vehicle Recovery		1	5	4
Street Lights	1	14	45	45
Street Signs	1		2	
Theft	4	5	11	43
Trespassing	6	9	34	49
Vacation Checks	59	58	572	581
Vehicle Accidents			1	4
Vehicle Vandalism - Driveway	7	1	25	27
Vehicle Vandalism - Street	3	4	18	18
Weapons			1	

**Official Business**

**Approval of the Minutes:** Jim Canterbury

**MOTION:** Board moves to approve the July 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  
Twelve homeowners and one renter were greeted.

**Homeowners Comments**

A homeowner stated that yard maintenance is bad this year. One homeowner cut down trees and left the stumps with no improvement to the landscaping.

A homeowner complained of the semi-truck parked by Division 23. It is hard to see traffic and the vehicle is parked on the sidewalk.

A homeowner commented about her property maintenance letters. More items are being added to the letters. She feels she is being targeted. She would like to know how the inspection company is being paid, whether it is based on the number of letters written. It is disheartening to be treated this way.

A homeowner requested that King County be contacted to resurface Fairwood Boulevard, due to the large amount of patchwork. He provided an update to the asphalt plant proposal.

A homeowner said she received a letter about a tent. She doesn't have a tent.

A homeowner suggested that pictures be sent with property maintenance letters. Sometimes it is hard to understand what needs to be done.

## Committee Reports

**Executive Committee:** Bonnie Lyon

REMINDER TO ALL HOMEOWNERS:

Feeding nuisance wildlife such as raccoons and possums on your property is a direct violation of King County ordinances. Please refrain from creating habitats as well.

When wishing to contact the board, use the following email: [contact@fairwoodgreens.org](mailto:contact@fairwoodgreens.org), or mail to PO Box. Direct contact to board members for board action is inappropriate and will be ignored for any action. All notices concerning the association are posted to [www.fairwoodgreens.org](http://www.fairwoodgreens.org). Please consult the website for any specific information, such as upcoming events. The association's office manager only has 75% of homeowner emails making email an ineffective means of communication. The association does not curate other websites and does not respond to any comments made on websites or forums.

Be good neighbors! Do not park on sidewalks or otherwise impede safe travel for pedestrians. Keep shrubs and trees from obscuring lighting of pathways.

**Common Property Committee:** David Dennis

Worked with Green Effects on the maintenance of the common property. Replaced the locks on the chains at Allen Park. A homeowner group expressed an interest in assisting the board with improvements to Allen Park.

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

No report.

**Finance Committee:** Lisa Lord

### **Income and Expense Report**

	<b>July</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 6,421	\$ 3,745
<b>Total Income</b>	<b>\$ 43,896</b>	<b>\$ 41,220</b>
<b>Expenses</b>		
Administration	\$ 46,040	\$ 40,513
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,679	\$ 1,636
Professional Fees	\$ 936	\$ 1,625
<b>Total Expenses</b>	<b>\$ 50,655</b>	<b>\$ 45,774</b>
<b>Net Income/Loss</b>	<b>\$ (6,759)</b>	<b>\$ (4,554)</b>

### **Year to Date Income and Expense Report**

(Since September 1, 2017)

	<b>YTD</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$412,225	\$412,225
Other Income	\$ 52,951	\$ 41,203
<b>Total Income</b>	<b>\$465,176</b>	<b>\$453,428</b>
<b>Expenses</b>		

Administration	\$ 396,587	\$389,845
Bad Debt Expense	\$ 22,000	\$ 22,000
Office	\$ 16,755	\$ 17,596
Professional Fees	\$ 24,157	\$ 21,524
<b>Total Expenses</b>	<b>\$ 459,499</b>	<b>\$450,965</b>
<b>Net Income/Loss</b>	<b>\$ 5,677</b>	<b>\$ 2,463</b>

**Balance Sheet as of July 31, 2018**

<b>Current Assets</b>	\$ 854,625
<b>Allowance for Doubtful Accounts</b>	\$(100,675)
<b>Current Liabilities</b>	\$ 211,493
<b>Income</b>	\$ 5,677
<b>Equity</b>	\$ 536,780

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

Concerts were well attended, even the rained out last performance! Thank you to our bands this year:

- AUGUST 5 – LUKAS ROSE
- AUGUST 12 – REAR VIEW MIRROR
- AUGUST 19 – FREE RAIN
- AUGUST 26 – SOULFUNKTION

LAST SPLASH is SEPTEMBER 9; we will honor first responders at 3:30PM.

**Property Maintenance Committee:** Andrew Jones

Property Management Report dated August 28, 2018									
Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1 <sup>st</sup> Notice	2 <sup>nd</sup> Notice	3 <sup>rd</sup> or Greater Notice	Total Notice Count
7/24, 8/10, 8/14, 8/15			WC, weeds, garage door paint, grass in cracks of driveway & sidewalk, roof need cleaning	Inspections	143				143
7/9/18, 7/13/18, 8/10, 8/14,	7/23/18, 7/24/18, 8/17, 8/22		W/C, garage, fireworks, fixed gate, weeds	Notice		65	10	13	88
7/11	7/23			Retraction					1
8/8, 8/9	8/16		Car Tab		5	5			5
8/8	8/16		Trailer. RV, Car Cover		2	3			3
8/7, 8/8	8/16		Car on Jack		1	1			1

**Property Management:**

The owners of the property at code# 11753 will be assessed a fine of \$10.00 per day starting August 22, 2018 for Aesthetics in regards to 1) roof that needs to be cleaned and 2) waste containers that needs to be stored out of view. A fine of \$10.00 per day will be assessed for each of these violations.

The owners of the property at code# 13261 will be assessed a fine of \$10.00 per day starting August 22, 2018 for Aesthetics in regards to 1) roof that needs to be cleaned, 2) railing that needs to be painted and 3) gutter that is falling off the house and needs to be repaired. A fine of \$10.00 per day will be assessed for each of these violations.

The owners of the property at code# 115804 will be assessed a fine of \$10.00 per day starting August 23, 2018 for Aesthetics in regards to waste containers stored in front of garage.

The owners of the property at code# 115310 will be assessed a fine of \$10.00 per day starting August 23, 2018 for Aesthetics in regards to weeds in gravel that need to be removed.

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

**Legal Committee:** Jim Canterbury

- 1. Discussed several payment and collection plans.
- 2. Discussed property of deceased homeowner going to Sheriff Sale and evicting son.  
The sale date is September 28<sup>th</sup>, 2018.

**Security Committee:** Jack Bramson  
The King County Sheriff's Office performed dedicated Fairwood Greens patrols. These patrols are intended to provide high neighborhood law enforcement visibility and traffic enforcement. In addition to these areas of emphasis, these patrols resulted in the following:

- 2 - Parking violations
  - 1 - NOI (citation issuance) for speeding 50 mph in a 25 mph zone
  - 8 - Patrol Assists including loud party; suicidal subject(s); stolen mail recovery; residential alarm response and assist patrol
- 22-Citizen contacts

Two patrols were conducted after 10:00 pm

The Securitas monthly report show an uptick in both abandoned vehicles and vehicle vandalism.

**External Affairs:** Cathryn Hummel  
School is starting at the end of the month. Keep an eye out for kids walking through the neighborhood before and after school and pay attention to speed zones in school areas.

**Events Coming Up:**

The third annual Renton Multicultural Festival will be held Friday, September 14, 2018, from 6 to 9 p.m. at Carco Theatre, and Saturday, September 15, 2018, from 11 a.m. to 3 p.m. at the Renton Pavilion Event Center & Piazza Park. Admission to this family friendly festival is free.

The Kent Schools Foundation Charity Auction will be held at the Fairwood Golf & Country Club on Saturday September 15<sup>th</sup> from 5PM-10PM. Auction proceeds will be invested directly into educational programs for the kids. Tickets can be purchased in advance. For more information visit:  
<http://www.kentschoolsfoundation.org/events/>

Bark in the Park will be held on September 22<sup>nd</sup> from 10AM-1PM at the Cedar River Dog Park. This event includes local vendors, animal services information, food trucks, and dog treats.

The Renton Police Department is hosting a Shred-A-Thon and Food Drive on September 22<sup>nd</sup> from 9AM-12PM at Boeing Lot 10, 701 Garden Ave N. Come and shred your documents containing personal and sensitive information for free. Canned food will be accepted and donated to the Renton Food Bank.

### **Active Work**

**Discussion:** Bonnie Lyon

- 1) Planting rounds, responsibility and aesthetics
- 2) Future upgrades to common properties, including basketball court and locking system at Allen Park
- 3) Upcoming grant opportunities

**Motion:** Board moved to accept the bid from Securitas for 2018-2019. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**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 7:45 p.m. The board moved into Executive Session. The next meeting of the HOA will be the Annual Meeting held on **Tuesday, September 25, 2018** 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