

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

Government/Guests Reports to the Board

King County Sheriff's Office: Thomas Collins, Samuel Shirley

There were car prowls, a stolen vehicle, and a recovered vehicle this month. Do not leave your car running and unattended in the driveway. It is against the law to park on sidewalks. Call the nonemergency phone number of 253-852-2121 to report.

Renton Regional Fire Authority: Battalion Chief Craig Soucy

When using lit candles, provide a nonflammable base so that the candles don't start an unwanted fire if they burnout. Do not keep Christmas trees too long. Water regularly. Spray fire retardant on tree. Don't walk at night in dark clothing.

Securitas Security Services: Officer Ken Talkington

	10/19/17 - 11/21/17	10/18/18 - 11/22/18	09/01/17 - 11/21/17	09/01/18 - 11/22/18
Abandon Vehicles	13	7	42	25
Alarm Calls Home/Vehicle		11	4	17
Arrest	1		2	
Burglary		1		1
Emergency Response	4	2	12	5
Fire		1		
Hit & Run		1	3	3
Information	1		2	
Loose Dog			1	
Noise Complaints	2		1	1
Open Garages	32	32	81	115
Police Activities	3	4	9	8
Property Vandalism	1		2	4
Solicitors			2	
Stolen Property/Mail		1		4

Stolen Property/Mail Recovery	1	1	2	2
Stolen Vehicle	1	1	1	
Street Lights	8	8	12	10
Street Signs		1		1
Theft			2	4
Trespassing	1	3	5	11
Vacation Checks	44	55	126	139
Vehicle Accidents			1	
Vehicle Vandalism - Driveway		2	4	8
Vehicle Vandalism - Street			1	1

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the October Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury
Up to date.

Greeter’s Report: Lenore Lee
Fifteen homeowners and five renters were greeted.

Homeowners Comments

A homeowner liked the Christmas decorations at the front entrance. He asked if anything can be done about neighbors feeding wild animals.

A homeowner was concerned about the reach of service from the contractor hired to inspect homes for property maintenance. There is no recognition of the efforts made to beautify houses. Elderly are not being considered. Letters should be sent with compassion and consideration for age of house, age of homeowners, and what improvements have been made to house.

A homeowner said he completed repair of the basketball hoops and boards. He would like to know the next project for Allen Park.

A homeowner said the Board is doing a great job. He enjoys the Last Splash picnic with great food and great fun. He wants to know how long a truck driver can park his commercial truck in the area.

Homeowners stated the vehicle speeds on Fairwood Blvd were reduced. The temporary speed sign is effective. They appreciate the effort. They want to know if Fairwood Blvd is going to be repaved.

Committee Reports

Executive Committee: Bonnie Lyon

1. Thank you to all homeowners who respond to notices (a response form is included with notification of compliance issues). The form allows homeowners to supply an expected date of compliance, what actions will be taken to bring property into compliance, and any mitigating circumstance. Maintaining aesthetics remains a priority for the association as it ensures high property values and desirability. Thank you for support of these efforts that keep Fairwood Greens a wonderful community to call home.

2. Package theft remains a concern for most, especially this time of year. Some options are to deliver to your place of work or to a neighbor you know will be there to receive for you. Most delivery services coordinate deliveries. Some homeowners are alarmed by the various delivery services that are utilizing unmarked vehicles. Always be watchful and report any suspicious activity to Securitas.

3. Remember to keep sidewalks available to pedestrians and trim back trees and brush. No parking on sidewalks is allowed.

Common Property Committee: Michelle Carlson

Allen Park improvements include installing drainage rocks, wood chips and leveling of the grounds. Wood chips were spread, bushes and trees were trimmed in Toddler Park.

Records, Correspondence, and Web Committee: Judy Seidel

No report.

Finance Committee: David Dennis

Income and Expense Report

	October	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 6,454	\$ 4,337
Total Income	\$ 43,929	\$ 41,812
Expenses		
Administration	\$ 59,379	\$ 36,114
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 651	\$ 1,466
Professional Fees	\$ 1,079	\$ 2,229
Total Expenses	\$ 63,109	\$ 41,809
Net Income/Loss	\$(19,180)	\$ 3

Year to Date Income and Expense Report

(Since September 1, 2018)

	YTD	Budget
Revenues		
Assessment Income	\$ 74,950	\$ 74,950
Other Income	\$ 12,997	\$ 8,674
Total Income	\$ 87,947	\$ 83,624
Expenses		
Administration	\$ 105,218	\$ 72,228

Bad Debt Expense	\$ 4,000	\$ 4,000
Office	\$ 3,782	\$ 2,932
Professional Fees	\$ 2,157	\$ 4,458
Total Expenses	\$ 115,157	\$ 83,618
Net Income/Loss	\$ (27,210)	\$ 6

Balance Sheet as of October 31, 2018

Current Assets	\$ 729,798
Allowance for Doubtful Accounts	\$(106,675)
Current Liabilities	\$ 103,757
Income	\$ (27,210)
Equity	\$ 546,576

Liens were placed on the properties of eight delinquent homeowners.

Special Projects Committee: Bonnie Lyon/Cathryn Hummel
Mark your new calendars--dates for 2019 are set!

Jul 12-13-14 FGHA Garage Sale

Aug 4, 11, 18, 25 Concerts in the Park, 5PM each Sunday night in August

Sep 8 LAST SPLASH

Property Maintenance Committee: Andrew Jones

Property Management Report dated November 25, 2018									
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
10/22/18, 11/20/18			WC, weeds, grass, paint, grass in cracks of driveway & sidewalk, roof need cleaning, garage door, house painting etc.	Inspections	79				79
10/22/18,	11/6/18,		mow Lawn, weeds in flowerbed, grass in cracks of driveway, WC, grass in grave, bushes need	Notices		39	10	10	59

			trimming, moss in driveway						
11/6/18	11/13, 11/14,11/21/18		Car Tabs	Inspection	20	13	4	3	20
			POD		1		1	0	
			Vehicle parked in driveway						

Property Management:

The owners of the property at code# 001719 will be assessed a fine of \$10.00 per day starting November 26, 2018 for Aesthetics in regards to weeds in cracks of driveway and sidewalk.

The owners of the property at code# 115130 will be assessed a fine of \$10.00 per day starting November 26, 2018 for Aesthetics in regards to weeds in sidewalk.

The owners of the property at code# 015129 will be assessed a fine of \$10.00 per day starting November 26, 2018 for Aesthetics in regards to weeds in sidewalk.

The owners of the property at code# 116669 will be assessed a fine of \$10.00 per day starting November 26, 2018 for Aesthetics in regards to weeds in sidewalk and driveway.

The owners of the property at code# 11292 will be assessed a fine of \$10.00 per day starting November 26, 2018 for Aesthetics in regards to weeds in sidewalk and driveway.

The owners of the property at code# 012339 will be assessed a fine of \$10.00 per day starting November 26, 2018 for Aesthetics in regards to weeds in driveway.

The owners of the property at code# 18547 will be assessed a fine of \$10.00 per day starting November 26, 2018 for Aesthetics in regards to weeds in driveway and sidewalk and \$10.00 for not trimming bushes and trees on the left side of driveway.

Architectural Control Committee: Jim Roberts
17 projects approved

Legal Committee: Jim Canterbury

1. Discussed deceased HO property going to Sheriff Sale and Evicting Son.
Sale date of October 26th, 2018 was cancelled again.
If Owner cannot sell by December 7, 2018 will go back on Sheriff Sale.
Mortgage Company is paying dues.

2. Fiduciary training scheduled for Thursday December 6th, 2018.

3. Discussed several payment and collection plans.

Security Committee: Jack Bramson

The following is for the November reporting period through 11/26.

The KCSO's dedicated/contracted Fairwood patrols are intended to provide high visibility as well as traffic rules enforcement. In November these patrols resulted in the following stats:

11 Moving Traffic Violation Warnings

3 Parking Issue Enforcements

3 NOI's (tickets) issued for moving violations

64 Initiated Citizen Contacts

6 Other activities including patrol assists and one driver apprehension following a fleeing vehicle with the driver running away.

1 Arrest

Three patrols were nighttime patrols (after 10:00 p.m.). The monthly Securitas report showed a slight uptick in noise complaints and abandoned vehicles. The hourly rates for Deputy Patrols will increase in 2019.

External Affairs: Cathryn Hummel

Update on the Proposed Asphalt Plant: Lakeside Industries submitted applications to the county at the beginning of November for a new building and shoreline development at the proposed location on Highway 169. Both applications have been accepted for the initial review and are now undergoing more substantial reviews. Permit status can be tracked at:

<https://aca.accela.com/kingcounty/Cap/GlobalSearchResults.aspx?QueryText=GRDE17-0069>

King County Parks is asking for feedback on parks, trails, and natural areas, and what could be improved to make them even better. Take their survey until December 7th at:

<https://kingcountyparks.org/2018/11/15/what-do-you-think-of-your-big-backyard/>

Don't be caught by an unexpected illness or medical expense! If you do not have health insurance, the open enrollment through Washington Healthplanfinder started in November and continues through December 15th.

How to get more information or help enrolling:

- Use the [WAPlanfinder mobile app](#)
- Call *Healthplanfinder's* Call Center – 1-855-923-4633
- Call King County's help line – 1-800-756-5437
- Compare insurance plans at [Washington Healthplanfinder](#)
- Check out King County's [enrollment assistance tips](#)
- Go to an outreach site, listed on the [calendar](#)

- Find a Navigator [anywhere in Washington](#)

Now that the winter chilly months are upon us, a few reminders to keep your pets safe and happy.

- If possible, keep your pets indoors with you. If they are outside, make sure they have a shelter that will keep them warm and dry.
- Make sure to check water bowls that are left outside frequently for being frozen.
- Rock salt and other chemicals used to clear snow and ice can irritate your pet's feet and cause salt poisoning if ingested through licking. Make sure to wipe their paws off with a damp towel after being outside.

Active Work

Discussion: Bonnie Lyon

The December meeting is suspended due to the lack of a quorum and the holiday season.

Adjournment: Bonnie Lyon

Motion: Board moved to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 7:55 p.m. The next meeting of the HOA will be held on **Tuesday, January 22, 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