

**Fairwood Greens Homeowners' Association
Monthly Board Meeting of Trustees
February 25, 2025**

Acting President Nathan Popovich called the monthly meeting of the Board of Trustees to order at 7:00 pm at the Fairwood Golf and Country Club. A quorum was present. Trustees in attendance were Jim Canterbury, Brian Davisson, Steve Jackson, Nathan Popovich, Mark Powell, Brian Schanz, and Bernell Zorn. Lisa Lord and Barbara Young were absent. Four homeowners attended the meeting.

Government/Guest Reports to the Board

None

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: To approve the January Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED. Minutes approved.**

Review of Annual Calendar: Jim Canterbury

Homeowner Comments

The Board always welcomes members to attend our meetings so you can stay informed about what is going on in the community. While member input is important, any member comments at a Board meeting must be related to an agenda item in that meeting and comments will be limited to 3 minutes, so Board meetings are not unduly prolonged and to give other attendees the opportunity to speak. ***Homeowner comments are summarized.***

A homeowner addressed the previous concern of a non-homeowner serving on the Board, and stated that this Board member is now on the title of the home and is considered a legal homeowner. A homeowner thanked the Board and the Common Property committee for the amazing work done at Toddler Park. They witness several kids each day playing at the park and enjoying the new playground equipment. A homeowner inquired about front and side yard fencing requirements and was informed by Mark Powell to send an email to contact@fairwoodgreens.org providing more information. A homeowner expressed concerns about noise generated from contractors and safety measures taken when working in poor conditions. Steve Jackson addressed the concern and recommended contacting Security for each occurrence and Security will generate a report to the Board.

Executive Committee: Lisa Lord

Recently in the Greater Renton community there have been reports of vehicle break-ins. A reminder to homeowners:

- Remove valuables from your vehicles and lock them up.
- Park your vehicles in a well-lit area.
- It is against the Washington State law to park a vehicle in the wrong direction of traffic on our Streets / Highways.
- If you are the victim of one of these crimes, please contact FGHA Security at 206-573-4114 and King County Sheriff's Office at 206-296-3311. If the crime is in progress, call 9-1-1 immediately.

Thank You for helping reduce crime in our neighborhood.

FGHA homeowners who have signed up for Electronic Communications Authorization or those who want to ensure they receive emails from FGHA. Please be sure to put the FGHA email addresses in the "safe email list" of your email provider, so that the emails do not go to junk or spam folders. This is also important for timely email approvals/communications of Architectural Control Committee (ACC) forms review and approval.

FAIRWOOD_HOA@FAIRWOODGREENS.ORG

CONTACT@FAIRWOODGREENS.ORG

COMMS.HOALIFE.COM

These issues receive the highest complaints among homeowners.

- Monitor your pets! Keep dogs on leashes throughout the community and particularly within our parks and remove feces to your own trash receptacle.
- Keep pathways clear. Do not park on sidewalks.
- Mind traffic speed. All of Fairwood Greens is 25 MPH

Homeowners who have any questions or concerns, please contact the Association.

Email- contact@fairwoodgreens.org

Phone- 425-227-3997

Finance Committee: Mark Powell

Income and Expense Report - January

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 56,228	\$ 56,228
Other Income	\$ 1,358	\$ 4,520
Total Income	\$ 57,585	\$ 60,748
Expenses		
Security	\$ 38,787	\$ 38,991
Common Properties	\$ 2,932	\$ 4,408
Special Events/Community	\$ 0	\$ 1,667
Utilities	\$ 109	\$ 1,340
Office	\$ 1,144	\$ 1,470
Professional Fees	\$ 8,885	\$ 8,462
Other	\$ 2,000	\$2,000
Total Expenses	\$ 53,857	\$ 58,338
Net Income/Loss	\$ 3,729	\$ 2,410

**Year to Date Income and Expense Report
(September 1, 2024 to January 31, 2025)**

	Actual	Budget
Revenues		
Bi-Annual Dues Income	\$ 259,404	\$ 259,404
Other Income	\$ 24,316	\$ 22,600
Total Income	\$ 283,721	\$ 282,004
Expenses		
Security	\$ 187,897	\$ 193,611
Common Properties	\$ 16,246	\$ 22,040
Special Events/Community	\$ 308	\$ 8,335
Utilities	\$ 8,601	\$ 6,660
Office	\$ 7,233	\$ 7,350
Professional Fees	\$ 48,649	\$ 47,910
Other	\$ 10,000	\$ 10,000
Total Expenses	\$ 278,934	\$ 295,906
Net Income/Loss	\$ 4,787	\$ (13,902)

Balance Sheet as of January 31, 2025

Total Assets	\$ 582,983
Total Liabilities	\$ 318,208
Total Equity	\$ 264,775

Fairwood Greens Homeowners' Association	
Special Assessment Expenses and Income Report - Allen & Toddler Park	
12/1/23 to 1/31/25	
Special Assessment Balance	
Accrued Income	\$ 532,500.00
Actual Income	\$ 528,950.00
Expenses	\$ 320,732.69
Balance	\$ 208,217.31

Finance Committee Goals

1. Investigate and implement long range capital funding method.
2. Maintain transparency and health of FGHA financial matters.

Feb Activities -

- Ongoing monitoring of Parks special assessment and projects
- Making progress on Account Receivables clean up and progress homeowner outstanding balances due to resolution. Legal actions taken on additional past due homeowners.
- 2023-2024 financial audits in progress.
- Commenced renewal of insurances process.

Legal Committee: Jim Canterbury

- Discuss several payment / collection plans for non-payment of dues / fines.
- Request advice on question non-member being a board member.
- Advice on Washington Uniform Common Interest Ownership Act (WUCIOA).
- Discuss Beneficial Ownership Information Report (BOI) update.

***** Goal of the Legal Committee *****

The Goal of the Legal Committee is to ensure the HOA is operating legally within the Federal, State, County laws and the HOA CC&R's (Covenants, Conditions & Restrictions), and R&R's (Rules & Regulations) in coordination with our Legal Counsel.

Property Maintenance Committee: Brian Schanz

For the safety of our community be sure to keep sidewalks clear of leaves, low hanging branches and debris. If you are located by a storm drain, please clear the leaves and debris to allow proper drainage of our streets. Please ensure that all trees and shrubs are pruned so they do not encroach sidewalks, interfere with light from lampposts and prevent visibility of pedestrians or traffic at intersections. It is that time of year again to take early action on removing moss from driveways, sidewalks, roofs, and landscape as moss is best killed while its actively growing.

Beginning in March the Property Maintenance Committee will begin to address moss on property along with overgrowth, downed branches, and basic yard maintenance.

Complete Rules and Regulations are available on our website. www.fairwoodgreens.org

Friendly reminders

- Please clean up after your pets. Take your pet waste home. Be kind to your neighbors and do not place animal waste in cans that are not yours.
- Dogs must be on leash in public and common areas.
- Trash, Recycle and Yard Waste cans are to be placed out of view within 24 hours after pick-up day.
- **Sidewalks** in need of repair please contact the King County Road Department
 - King County Road Dept. 24/7 helpline: 206-477-8100 or 800-527-6237
<https://kingcounty.gov/en/dept/local-services/transit-transportation-roads/roads-and-bridges/road-services/maintenance>
- **Streetlight out please contact PSE**
 - 1-888-225-5773 or email: customercare@pse.com
- Suspect a **water leak** please contact Cedar River Water and Sewer
 - Office 425-255-6370, Email - custsvc@crwsd.com

Inspection Summary Report January 28, 2025 – February 25, 2025

Properties

Number of Properties with Violations	50
Total Violations	53
1st Violation	45
2nd Violation	8

Violation Categories

Rules & Regulations - Waste Container Storage	1
Rules & Regulations - Yard Maintenance	16
Rules & Regulations - Holiday Lights	34
Rules & Regulations - Commercial Vehicles	1
Chronic/Repetitive - Commercial Vehicles	1

Greeter's Report: One new homeowner was greeted; ten new homeowners are being contacted for greetings.

Architectural Control Committee: Mark Powell

26 Jan 2025 to 21 Feb 2025

4 Approved Projects

- 1 Roof repair/replace
- 1 Heat pump
- 1 Fence
- 1 Deck

0 Unapproved Projects

0 ACC violations

0 Enquiries for guidance/clarification of rules/guidelines

Misc.

- ACC form submittal through HOALife functional and available.
- Exterior Electric Vehicle Charging Station installations require an approved ACC form.
- All exterior projects require an approved ACC form to be in place prior to start of projects. Includes driveway replacements. Failure to do so will result in fines.

- For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start. Phone 425-902-6994
- Please allow 4 weeks in advance of your exterior projects to submit ACC forms for review and approval. Our goal is to turn them around quickly, depending on follow up questions or inspections
- Dumpsters, Storage pods, and Porta Potties on driveways or properties for longer than 72 hours require an approval from FGHA to avoid violation notices.
- Setbacks – FGHA and King County Code require minimum 5 foot setbacks for all structures in side yards, backyards and front yards. Be sure your projects are in compliance.
- If exterior landscaping projects near natural streams (Madsen Creek and tributaries) are situated within the 65 foot critical natural area buffer along the streams, these projects MUST apply and be granted permits from King County Permitting and WA State Dept of Wildlife & Fish, before FGHA ACC approval will be granted.
- Shed projects that have electricity and/or water installed become “habitable” and will require King County Permits to be legal. Shed projects must comply with ACC R&R and Guidelines.

ACC Goals

1. Continue timely ACC form submittal review turn around.
2. Review and evaluate solar shingle market offerings.
3. Migration of additional ACC submittal process to HOALife application completed.

Security Committee: Steven Jackson

Security Summary (Based on Pacific Coast Security monthly report):

	TOTAL FOR FEBRUARY 2025	Jan 15 - Jan 21	Jan 22 - Jan 28	Jan 29 - Feb 4	Feb 5 - Feb 11	Feb 12 - Feb 18
Abandon Vehicles	2	1				1
Large containers / Moving trucks	1					1
Vehicles on sidewalks / crosswalks / yard	3			1	2	
Water leaks						
Barking Dog	1	1				
Emergency Response						
Juvenile Problem	1	1				
Loose Dog / Animal issue	3			1	1	1
Noise Complaints						
Open Garages	11	2	3	1	2	3
Police Activities	1				1	
Property Vandalism / Theft of property						
Solicitors	7	2	3	1	1	
Stolen Property/Mail	1				1	
Stolen Vehicle / Motorcycle / Utility Trailer	1				1	
Street Lights	1		1			
Power outage						
Street Signs	1		1			
Vehicle break-in						
Theft						
Trespassing						
Vacation Checks (daily average per shift)	9.8	12	7	8	8	14
Vehicle Accidents						
Vehicle Vandalism	1		1			
Wild Animals	1	1				
Neighborhood Dispute						
Suspicious Person / Action	2			1		1
Damaged Property						

Security Activities of Note / Pacific Coast Security - Info from officer daily activity reports:

- On January 23, 2025 at approximately 7:21 Security Officer Legeniet Cezaire, while on patrol, received a phone call from a resident that lives at said location, and stated that someone opened his gas tank valve cap.
- On January 24, 2025 at approximately 3:12 pm, a resident notified Security Officer Legeniet Cezaire that the street light was out (SLAT1507).
- On January 24, 2025 at approximately 12:56 am Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, and the resident did not respond. The garage door was not secured.
- On January 24, 2025 at approximately 10:40 pm, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, and the resident did not respond. The garage door was not secured.
- On January 24, 2025 at approximately 10:03 am Security Officer John Meno, while on patrol, observed a male, about 5'6" tall, wearing a green hoodie, black hat, gray jeans, a reflective vest, brown shoes, and carrying a black backpack, going door to door dropping off business cards. The Security Officer informed the male that there is no

Soliciting in the Fairwood Green HOA. The person said ok, and possibly called for his ride. A couple of minutes later the person was picked up by a silver Mazda 3 Sedan.

- On January 26, 2025 at approximately 1:39 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, and the resident did not respond. The garage door was not secured.
- January 26, 2025 at approximately 7:29 am, located at Fairwood Blvd & 156th Ave SE. Security Officer Rodney Gillespie, while on patrol, observed the crosswalk sign was in the middle of the road, busted up. The Security Officer removed it from the middle of the street and placed it near the sidewalk. Issue called into King County Road Maintenance for repair.
- January 27, 2025 at approximately 4:55 am, Security Officer Dontre Matlock, while on patrol, received a call from a dispatcher at ADT alarm company. ADT stated that there was a silent alarm that set off at said location, and ADT is unable to contact the resident. The Security Officer arrived at said location and tried to contact the resident, and the resident did not respond. The Security Officer knocked on the door, and rang the door bell, and did not get a response. The Security Officer tried both phone numbers that are on the list. The Security Officer did not see any signs of forced entry, and checked the surrounding area, and did not see anything suspicious.
- On January 27, 2025 at approximately 3:49 pm, Security Officer Lisa Ndirangu, while on patrol, received a phone call from a resident that lives at said location. The resident stated that there is a male approximately 5'6" tall, blonde short hair, wearing a black trench coat, grey slacks, black shoes, and a red phone, going door to door dropping off flyers. The Security Officer arrived at said location and saw the person. The Security Officer approached the person and asked if he was soliciting, and he responded with a yes. The Security Officer informed the person that there is no solicitation in Fairwood Green HOA. The person said okay and got into his car, a red Toyota Camry sedan. The Security Officer followed him off the property
- On January 28, 2025 at approximately 11:14 am, Security Officer John Meno, while on patrol, observed a male, about 5'5" tall, wearing a blue hat, gray jeans, a blue hoodie with reflective stripes on the back, and brown shoes, going door to door dropping off business cards (Christians landscaping). The Security Officer approached the person and informed him that there is no soliciting in the Fairwood Greens HOA. The Security Officer had to use his translation app to communicate with the person. The person walked out of the neighborhood.
- On February 5, 2025 at approximately 4:31 pm, Security Officer Legeniet Cezaire, while on patrol, observed two male solicitors going door to door selling solar panels. The Security Officer informed them that there is no soliciting in the Fairwood Greens HOA. They said they would leave, and the Security Officer followed them off the property.
- On February 7, 2025 at approximately 11:55 am, Security Officer John Meno, while on patrol, received a phone call from a resident, stating that there is a black Chevy Silverado facing the wrong direction and is blocking the mail box.
- On February 8, 2025 at approximately 2:34 pm, Security Officer Legeniet Cezaire, while on patrol, received a call from a board member that there was a gray Toyota Highlander parked on the sidewalk.
- On February 9, 2025 at approximately 12:17 am, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer was able to notify the resident, and the garage door was secured.
- On February 9, 2025 at approximately 11:35 am, Security Officer Rodney Gillespie, while on patrol, received a phone call from the resident that resides at said location. The resident stated that she received a package that was delivered to the wrong address, and about 15 minutes later she spotted on her ring camera, someone picking up the package. The person was driving an older model green Chevrolet pickup truck. This is all the resident had for the description of the truck.
- On February 9, 2025 at approximately 12:36 pm, Security Officer Rodney Gillespie, while on patrol, received a call from the resident that resides at said location. The resident stated that his black Motorcycle trailer and a green Kawasaki bike was stolen at approximately 10:15 pm. The suspect was driving a gray Dodge ram 1500 with a gray canopy. License plate is unknown. The Police Department was notified, case number C25004417.
- On February 10, 2025 at approximately 3:11 pm, Security Officer Lisa Ndirangu, while on patrol, received a call from a resident, that resides at said location. The resident stated that there has been a dog walking and running loose around the neighborhood. The dog is black and has white spots, it appears he may be a male weighing approximately 10-12 pounds. The resident wanted to report this in case someone is looking for their lost dog. The

resident is taking care of the dog for now. The Security Officer will keep the resident informed if they get any information.

- On February 10, 2025 at approximately 10:28 pm, Security Officer Dontre Matlock, while on patrol, observed the garage door open at said location. The Security Officer attempted to contact the resident, and there was no response. The garage door was not secured.
- On February 14, 2025 at approximately 11:42 pm, Security Officer Dontre Matlock, while on patrol, received a call from a resident that resides at said location. The resident stated that he was awakened by the sound of the engine of a red pickup truck that was parked in front of his house. The driver of the pickup truck stayed there for several minutes before driving off. Approximately ten to fifteen minutes later, the resident noticed that the red pickup truck had come back and parked in the same spot in front of his home. The Security Office arrived at said location and observed a red F-150 with tinted windows, and no front plate parked in front of the residence home. As the Security Officer was approaching the driver, the driver in the red Ford F-150 drove off towards the exit of Fairwood Greens. The Security Officer contacted the resident and informed him that the person left. The Security Officer patrolled the area for approximately twenty minutes, to make sure the person had left. The Security Officer saw no sign of the person returning.
- On February 15, 2025 at approximately 4:06 pm, Security Officer Legeniet Cezaire, while on patrol, observed a rather large yellow container in the driveway of said location.
- On February 17, 2025 at approximately 8:31 pm, Security Officer Lisa Ndirangu, while on patrol, was waved down by the resident that resides at said location. The resident stated that their neighbor's dog is out and that their neighbor's door is open, and no one is home. The resident decided to have the dog stay inside their home until they can notify their neighbor.
- On February 17, 2025 at approximately 1:27 pm, located at Toddler Park. Security Officer John Meno, while on patrol, observed a gray Ford Econoline 150 Van parked on the roadside over 72 hours
- On February 18, 2025 at approximately 10:37 pm, Security Officer Lisa Ndirangu, while on patrol, observed the garage door open at said location. The Security Officer was able to contact the resident, and the garage door was secured.
- On February 18, 2025 at approximately 10:53 pm, Security Officer Lisa Ndirangu, while on patrol, observed the garage door open at said location. The Security Officer was able to contact the resident, and the garage door was secured.
- On February 18, 2025 at approximately 11:04 pm, Security Officer Lisa Ndirangu, while on patrol, observed the garage door open at said location. The Security Officer was able to contact the resident, and the garage door was secured.

King County Sheriff's Office

We continue off-duty KCSO patrols. We now have two officers as of April 15, 2024, each work two 4-hour shifts per week Monday thru Friday between 6 AM and 6PM. Emphasis is traffic, parking, and abandon vehicles.

Traffic emphasis is generally focused around Fairwood Elementary and 15200 SE Fairwood Blvd, 14700 SE Fairwood Blvd, SE 172nd Place/155 Ave SE, and intersection of SE 166th Street and 162nd Ave SE which goes into 160th Pl SE then SE Fairwood Blvd.

Details from daily KCSO officer log, KCSO Detective Anthony Palmer:

- 01/21/25 – 2:00 PM – 6:00 PM - Area check. Traffic emphasis SE 166 ct./ 160 pl SE. Area check. Traffic emphasis 14300 blk SE Fairwood Blvd - 1 notice of infraction for speeding. Area check. Out of service.
- 01/23/25 – 2:00 PM – 6:00 PM - Area check. Traffic emphasis 14300 SE Fairwood Blvd. 1 warning for speeding. Area check. Traffic emphasis 15200 SE Fairwood Blvd. Out of service.
- 02/04/25 – 2:00 PM – 6:00 PM - Area check including the abandoned vehicle at 16500 162 Ave SE. Spoke to owner, tagged the car and will re-check on Thursday. Traffic emphasis 15200 SE Fairwood Blvd. Area check. Traffic emphasis 14700 blk. SE 172 pl. Out of service.
- 02/06/25 – 2:00 PM – 6:00 PM - Area check including tagged abandoned car from Tuesday. Vehicle is current on license and has been moved off the roadway. Traffic emphasis 14700 SE 172 pl. Area check. Traffic emphasis 15200 SE Fairwood Blvd. Out of service.

Details from daily KCSO officer log, KCSO Deputy Michael Norris:

- 01/20/25 - 0730-1130 - Checked in with security. Stop sign enforcement at SE Fairwood & 156th Ave SE. Stop sign enforcement and area check SE Fairwood & 148th Ave SE. Speed enforcement SE Fairwood & 145th Ave SE. Traffic stop on silver sedan. Driver going 10 miles over speed limit- Cited . Area check near 145th Ave S & SE Fairwood and Allen Park
- 1/22/25 - 0600-1000 - Checked in with security. Area check near 15000 blk Fairwood Ave SE. Stop sign enforcement and area check SE Fairwood & 156th Ave SE. Stop sign enforcement and area check SE Fairwood & 148th Ave SE near Fairwood Elementary. 159th Pl SE & SE Fairwood
Stop sign enforcement and area check
- 1/29/25 - 0600-1000 - Checked in with security. Area check 15000 block of SE Fairwood. Area check and stop sign enforcement 156th Ave SE & SE Fairwood. Area check and stop sign enforcement SE Fairwood & 148th Ave near Fairwood Elementary. Area check and speed enforcement SE Fairwood & 145th Ave SE. Per security, there have been complaints of vehicles parking too close to the stop sign on 141st Ave. Checked the area but there were no vehicles within 30 feet of the stop sign
- 2/5/25 - 0600-1000 - Check in with security and area check near 15200 block of SE Fairwood Blvd. 156th Ave SE & SE Fairwood Blvd. Stop sign enforcement and area check. 141st Ave SE & SE Fairwood Blvd
Stop sign enforcement and area check. 145th Ave SE & SE Fairwood Blvd
Speed enforcement using traffic control device
- 2/10/25 - 0600-1000 - Check in with security and area check near 15200 block of SE Fairwood Blvd. 156th Ave SE & SE Fairwood Blvd. Stop sign enforcement and area check. SE 172nd & SE Fairwood Blvd
Stop sign enforcement and area check. 148th Ave SE & SE Fairwood Blvd near Fairwood elementary
Stop sign enforcement and area check
- 2/12/25 - 0600-1000 - Check in with security and area check near 15200 block of SE Fairwood Blvd. 156th Ave SE & SE Fairwood Blvd. Stop sign enforcement and area check. 141st Ave SE & SE Fairwood Blvd
Stop sign enforcement and area check. 145th Ave SE & SE Fairwood Blvd
Speed enforcement using traffic control device.

February '25 Vehicle Report

Violation	Address	Born-on Date	Violation Type	Desc/Notes	Cure Date	PMC Recovery Rev Date & Finding	LINK	NEXT STEP/ACTION ITEMS
ESC-6-678X		5/29/23	Standup Cargo Van	Large "[]" Cargo Van - Post Appeal Violation	PAST DUE	APPEALED LAST YEAR, NOW BACK	https://app.hoalife.com/accounts/3965/escalations/64695	COMMERCIAL VEHICLE BACK ON PREMISES 2/21/25. REINSTATE FINES STARTING 2-23-25
Waived Inspection/ Compliance		12/17/24	Commercial Veh	PSE Electrical Truck		Sent notification to homeowner via email		WAIVED VEHICLE COMPLIANCE - PSE FIRST RESPONDER -
VLT-95-8567		7/14/25	Commercial Veh	Car Collection - Pickup w Rack		IN-WORK	https://app.hoalife.com/accounts/3965/violations/958567	SENT COMMENCE FINES ON 9-8-24 LETTER \$25/DAY SENT 9/12/2024. KCSO CONDUCTED TAG-AND-TOW 9-17/9-18... CARS ROLLED. BOARD CHOSE TO LET FINES RUN UNTIL ROLL TO LEGAL. PICKUP WITH RACK GONE AS OF 11/9/24. FINE POSTED TO ACCOUNT.
VLT-94-6044		7/14/25	Nuisance Vehicle	Car Collection - Multiple		IN-WORK	https://app.hoalife.com/accounts/3965/violations/958567	SENT COMMENCE FINES ON 9-8-24 LETTER \$10/DAY SENT 9/12/2024. KCSO CONDUCTED TAG-AND-TOW 9-17/9-18 ... CARS ROLLED. BOARD CHOSE TO LET FINES RUN UNTIL ROLL TO LEGAL. FINE POSTED TO ACCOUNT. ACCRUED FINE AT \$10K+. APPEAL SCHEDULED FOR 2/28 @ 5PM.
ESC-6-6785		2/21/25	Nuisance Vehicle	Car Collection - Econoline Van		NEW ADDITION		NEW REPORTED BY KCSO AND SECURITY - ABANDON AT 157TH AVE SE AND SE 167TH PL. KCSO TAG-AND-TOW H/O MOVED ACROSS STREET. NO ACTION TAKEN ... YET
VLT-100-2566		7/14/25	Commercial Veh	White Mercedes cargo van	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002566	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024
VLT-100-2569		1/5/25	Commercial Veh	Const. Cargo Van type commercial vehicle	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002569	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024
VLT-100-2567		1/5/25	Commercial Veh	Pickup with bed mounted rack	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002567	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024
VLT-100-2571		1/5/25	Commercial Veh	White cargo van	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002571	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024
VLT-100-2568		1/5/25	Commercial Veh	Fire Suppression Co - Cargo Van	4/5/25	1st Letter sent January 14, 2025	https://app.hoalife.com/accounts/3965/violations/1002568	MITIGATION DUE APRIL 05, 2025, LETTER STATES 60 DAYS FROM JANUARY 14, 2024
VLT-87-0226		2/1/25	Chronic - Commercial Veh	Mercedes Standup Van - Post Appeal Violation	PAST DUE	Sent letter 2/6/25 - remedy immediately	https://app.hoalife.com/accounts/3965/violations/870226	CONDUCTED APPEAL 10/23/24. FINDING LETTER DATED 10/30/24 DIRECTED OUT BY 11/30 OR \$150 FINE WILL BE APPLIED. 2/1/25 COMPLIANCE CHECK CONFIRMED VAN IS BACK. \$150/DAY FINES BEGIN 2-1-25. SENT LETTER 2/6/25.
Violation VLT-101-3330		2/15/24	Commercial Veh	Standup Cargo Van - Plumber	4/16/25	NEW 2-25-25	https://app.hoalife.com/accounts/3965/violations/1013330	FIRST LETTER SENT 2/26/24, RESOLUTION DATE IS 60 DAYS OR 4/16/24.

Pacific Coast Security – Contract Oversight:

- Emphasis on open garage doors after 10 PM continues.
- We continue to work with PCS site manager and officers to improve the quality of Incident Reports.
- Welcomed new officer Lisa Ndirangu and Roger Leech.
- GPS Tracking vendor changed to Azuga
- Request for Quote planning exercise began January 21st, 2025, more to come.

The speed limit throughout FGHA is 25MPH.

It is unlawful to park against traffic, it is unlawful to block access to mailboxes, and it is unlawful to park on the sidewalk per Washington state RCW 46.61.570.



No New Report
for February

SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

January 2025

Winter Heating Safety

As temperatures continue to drop, people will begin using heat sources to keep warm this winter. Follow the tips below to stay safe while you keep warm this winter:

- Have a qualified professional install water heaters and heating equipment according to the local codes and manufacturer's instructions.
- To prevent CO buildup, keep fuel burning appliances and engines, such as furnaces, fireplaces, and portable generators, properly vented.
- Never use your oven to heat your home.
- Have your chimney inspected and cleaned annually by a professional. Chimneys can be blocked by debris which can cause CO to build up in your home.
- If using a portable generator to help heat your home, ensure that the generators is used outside and away from any windows or vents.



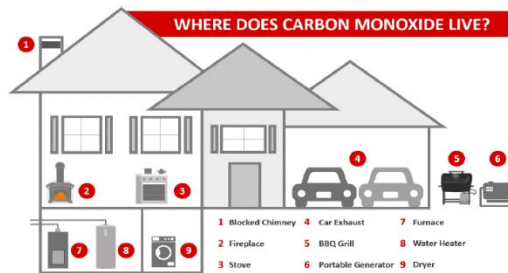
Protect Yourself from Carbon Monoxide Poisoning.

What is Carbon Monoxide?

Carbon Monoxide, also called CO, is an odorless, colorless, tasteless gas that is created when fuels, such as gasoline, wood, coal, natural gas, propane, oil and methane, burn incompletely. CO is often called the "invisible killer" because, when inhaled, high levels of CO can be fatal and cause death within minutes. Potential sources of Carbon Monoxide in the home include heating and cooking equipment that burn fuel such as gas heaters/furnaces, water heaters, gas stoves, grills and fireplaces. Vehicles running in a garage attached to the home can also produce hazardous levels of carbon monoxide.

Poisoning Symptoms:

CO poisoning occurs when a person is exposed to large amounts of Carbon Monoxide which causes Carbon Monoxide to build up in the blood. Symptoms of CO poisoning can include shortness of breath, nausea, dizziness, light headedness or headaches, and confusion. These symptoms can occur when a person is exposed to large amounts of CO in a short amount of time or small amounts of CO over a long period of time. Children, the elderly, pregnant women, and people with chronic lung or heart disease are in greater danger of CO poisoning. Anyone exposed to Carbon Monoxide or exhibiting symptoms of Carbon Monoxide poisoning should get to fresh air and seek medical attention immediately.



CO Alarms

Install and maintain CO alarms inside your home to provide early warning of CO. CO alarms should be installed outside of all sleeping areas in a central location and on all levels of the home. Be sure to choose a CO alarm that is listed by a qualified testing laboratory and follow manufacturers instructions for the mounting height and placement. If your CO alarm sounds, move outdoors then call 911.



Common Property Committee: Nathan Popovich

Contacting Common Properties

- The appropriate way to get in touch with Common Properties is to send an email to contact@fairwoodgreens.org.
Attn: Common Properties
- The association does not monitor Facebook and other social media platforms.
- If you see something, say something. If you do not feel comfortable, please contact security at (206) 573-4114

Maintenance Contract Updates

- Several vendors were contacted for updated proposals to ensure we are getting the most for our homeowners' dollars. Contracts will be reviewed in early March.

Entrance at Fairwood Blvd & 140th Ave SE

- A tile on the north monument fell off in the cold weather. We are in possession of the tile and are waiting for temperatures and rain to allow for reattachment.

Allen Park

- Our parks are for Fairwood Green's residents and their guests.
- Trash in the park – if you pack it in, pack it out. Please clean up after yourselves, children, guests, and pets. Homeowners are still removing litter daily.
- Dog Poop.... Pick it up!
- A volunteer treated the pathway for moss

Play Equipment Replacement

- The subcommittee continues to meet on a monthly basis.
- Demolition scheduled to begin the last week of February. It was delayed due to weather and contractor availability. The expected time of completion is the end of April 2025.
- The swings will be moved away from the pickleball court and the footprint of the existing play equipment area will be expanded to include two toddler swings, two saddle swings, and an ADA compliant swing
- Pictures, drawings, and information can be found on the website www.fairwoodgreens.org/ under the Documents tab -> Park Improvement Projects.
- Watch for updates on our Facebook page and email communications. The website will be updated with more information as we proceed.

Pickleball Courts

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - o Weekdays from 8:00 am-dusk
 - o Weekends from 9:00 am-dusk
- The courts are for residents and their guests. Residents must be present for guests to play.
- Do NOT hit pickleballs off of the shed. This adds an unnecessary amount of additional noise to our adjacent homeowners.
- Do NOT trespass on homeowner property to retrieve pickleballs.
- Clothes on the fence – in the past, patrons had been leaving clothing and hats, which then get hung on the fence at the courts or tables for days at a time in the hopes that their owners will return. Just like trash, these items should not be left behind for other homeowners to look at. Take your belongings home or they will be removed and discarded moving forward.

Basketball Courts

- In order to be courteous to our fellow homeowners living adjacent to the courts, court hours are:
 - o Weekdays from 8:00 am-dusk
 - o Weekends from 9:00 am-dusk
- Please remove garbage! This basketball court is the most heavily littered area of the park.

Toddler Park

- On the 22nd of February, 13 volunteers dedicated their time to park improvements
 - They spread 20 yards of arborist screened wood chips along the hill between the two play areas in less than 1 hour.
 - A tractor was used to level out the area on the back left side of the upper playground
 - Holes along the lower playground were filled.
 - 2 benches were installed at the upper playground under the light.
 - Unfortunately the sidewalk up to the upper playground was damaged by the delivery truck. Repair of the concrete is being coordinated.

Cul-de-sac Rejuvenation Project

- Many of our cul-de-sacs are in need of attention.
- A committee has been established to communicate, coordinate, recruit volunteers, and complete improvements.
- If you would like to discuss improvements to a specific cul-de-sac please send an email to contact@fairwoodgreens.org, Attn: Cul-de-sacs
- Communications now ensure things are budgeted appropriately for next year.
- Homeowner volunteers are critical to accomplishing more while maintaining minimal financial impact.
- Volunteers allow the association to improve 3-4 cul-de-sacs for the cost of doing one with a landscaping service. The association has 26.

Storm Water Retention Ponds

- In the past, the county had been maintaining the retention pond twice a year. Due to budget cuts, they will not be maintaining this area moving forward.
- Now that it has been cleared, it has been worked into the maintenance contract which will begin in April of 2025. Should they need attention between now and April, please send an email to contact@fairwoodgreens.com

Volunteer Opportunities/Open Actions

- Cul-de-sac improvements (Pending homeowner communication and volunteer availability)
- Laying ground cloth and spreading bark for weed prevention above Madsen Creek crosses 155th Ave SE (Targeting March 2025, pending volunteer availability)
- Putting new flags on poles and putting up flags (May, 2025)
 - Common Properties is coordinating with the Cub/Boy Scouts to remove and properly dispose of the old flags. They will also put the new flags on the poles so they can be ready to go up mid May.
- Replacement of one of the large flood lights behind the North Monument
- Ordering holiday lights to replace the ones stolen from the entrance on 140th Ave SE

Budget

Utilizing volunteers for flood mitigation, holiday lights, cul-de-sac rejuvenation, putting up and taking down flags, tree removal, planting, weeding flower beds, spreading bark, and irrigation system maintenance has been saving the association a substantial amount of money.

Getting things done takes either time or money, and we greatly appreciate those who have volunteered their time to save all of our homeowners money.

Thank you to all of you who have volunteered.

***Special Projects Committee:* Barbara Young**

- Requests for bids are being sent to providers for Last Splash. These will then go to the other members of the committee for consideration and final selection.
- I would like to make an adjustment to the traditional summer event schedule. Below is what I am proposing to the board and community. By hosting 3 concerts instead of 4, this will open up more of the budget to Last Splash, which I believe is greatly needed for things such as hiring professional staff to monitor the inflatables/games. Last year there was feedback from individuals having concerns or questions regarding the use of the inflatable toys that

I and the other volunteers did our best to answer but often required us to find a staff member of the rental company. There was also difficulty and stress for our volunteers to monitor the safety and security of the participants who are their neighbors, which provided for some uncomfortable interactions.

2024		2025	
4-Aug	Concert	3-Aug	Concert
11-Aug	Concert	10-Aug	Concert
18-Aug	Concert	17-Aug	Concert
25-Aug	Concert	24-Aug	Last Splash
8-Sep	Last Splash		

External Affairs: Brian Davisson

Fairwood Community United Methodist Church in Renton, WA, has been actively involved in hosting asylee guests. Starting mid-May 2024, they have been providing overnight shelter for 30 asylee guests in their church building. This mission has been a collaborative effort with other local churches, such as El Dios Viviente UMC and Renton UMC, to offer comprehensive support, including evening supervision, transportation, meal preparations, and day shelters.

Sources: <https://greaternw.org/news/how-partnerships-make-asylees-mission-possible/>

Vehicle Monitoring Committee: Bernell Zorn

Here are some important updates and reminders regarding parking and vehicle concerns in our neighborhood:

1. **Sidewalk Parking Issues**

Parking on sidewalks remains a concern, especially in the Spanish Hill area. This not only creates safety hazards for pedestrians but can also lead to damage to walkways. Please ensure that all vehicles are parked in designated areas and not blocking sidewalks.

2. **Commercial Vehicle Compliance**

We continue to see an increase in commercial vehicles within the neighborhood. If you own or operate a commercial vehicle, please review the HOA's guidelines to ensure compliance. Keeping our community in alignment with these rules helps maintain the overall appearance and residential nature of Fairwood Greens.

3. **RV and Trailer Parking**

As we head into camping season, please be mindful of the HOA regulations regarding RV and trailer parking. If you require additional time beyond the allotted period, please submit a variance request in advance to avoid any issues.

Your cooperation is greatly appreciated as we work to maintain the safety, appearance, and integrity of our neighborhood. Thank you for doing your part!

Communications Committee: Barbara Young

- The January newsletter was sent out with semi-annual dues letter.
- Expecting to have updated communication pieces to Jim by the end of February for future use (ex: notice letter of violating a CCR, etc.).

Active Work

Association Quiet Hours for Non-Emergency Work – The Board of Directors discussed a homeowner concern regarding noise generated from contractors. The homeowner recommended that the Association establish quiet hours for non-emergency work. Currently, the Association follows the King County noise ordinance in which the quiet hours are 10:00 p.m. to 7:00 a.m. Monday through Friday, and 10:00 p.m. to 9:00 a.m. on Saturday and Sunday. Nathan addressed the concern and stated that the Board would need time to collect data and review the amount of occurrences of contractor noise that are considered a nuisance (within the current established quiet hours). All homeowners who are affected by contractor noise are encouraged to contact Security at 206-573-4114 and report the nuisance. Security will create a report of the situation and send it to the Board.

The meeting adjourned at 8:04 p.m. The next meeting will be held on Tuesday, **March 25, 2025**, and will begin at **7:00 p.m.**