

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
April 26, 2022**

Government/Guests Reports to the Board

King County Sheriff's Department _____ Deputy
Renton Regional Fire Authority _____ Battalion Chief

Official Business

Approval of the Minutes: Jim Canterbury

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

Review of Annual Calendar: Jim Canterbury

Greeter's Report: Lenore Lee

Homeowners Comments

Committee Reports

Executive Committee: Bonnie Lyon

The association received a response from King County regarding request to monitor and sign 160th Pl SE/162nd Ave SE. We are investigating an option provided by the County, installation of blue signs that read "Please Drive Carefully for Our Children's Sake – 25 mph." If you live in this area, and would like to help further with a neighborhood sign program, please send an email stating so to contact@fairwoodgreens.org. Concerns about speeding should be relayed to the King County Sheriff's Office, the only agency authorized to enforce speed limits in unincorporated King County. A homeowner may report speeding and request enforcement by calling 911 and letting them know it is a non-emergency issue or report it online at <https://www.kingcounty.gov/depts/sheriff/on-line-reporting/on-line-reporting/traffic-complaint-reporting.aspx>.

Radar speed trailers detect and display the speed of oncoming vehicles and have been shown to be very effective in reducing speeding. Homeowners can schedule a radar speed trailer by calling King County's 24/7 Road Helpline at 206-477-8100 or email maint.roads@kingcounty.gov with a request.

Judy Seidel, the association's office manager of 24 years, has announced her retirement. Judy started as the association's recording secretary. A long-time resident of Fairwood Greens, be sure to tell Judy "thank you" for her wonderful service to the company when you see her in the community.

While replacing Judy will be more than difficult to do, recruiting is underway. The ad is on the association website, on Facebook, Craigslist, and Zipcruiters. Homeowners are invited to submit resumes expressing interest in the part-time position. Send to fairwoodgrensofficemanager@gmail.com.

Homeowners, be neighborly! These issues receive the highest complaints among homeowners.

- **Clean up after your pets!** Keep dogs on leashes throughout the community.
- **Keep pathways clear.** Don't park on sidewalks and ensure 180 deg illumination of sidewalks.

- **Mind traffic speed.** Saving a few seconds traveling at higher speeds does not impact your arrival times, but may impact lives due to your carelessness.

Common Property Committee: Jordan Bergeron
No report.

Communication Committee: Bonnie Lyon

A communication subcommittee continues to review current communication methods, address homeowner concerns, and update communication plan. Four people have volunteered to work on improvements, with thanks to: Charlie Baltazar, Jenny Buron, Mary Kay Cronk, and Brian Schanz, along with two board members, Mark Powell and Bonnie Lyon, and our office manager Judy Seidel.

Please check the new website. The association's website continues as the primary site for all information, records, and CC&R and R&R access. The committee has advanced on adding a Facebook page (for residents only). This is another opportunity to communicate emergent activities in the association with links to the website. Please join the Facebook page and click on "notifications" to receive alerts through Facebook about activities in the community.

Communication from homeowners is only curated through mail or email.

Finance Committee: Lisa Lord

Income and Expense Report

	March	Budget
Revenues		
Assessment Income	\$ 39,349	\$ 39,349
Other Income	\$ 12,234	\$ 5,550
Total Income	\$ 51,583	\$ 44,899
Expenses		
Administration	\$ 44,250	\$ 39,517
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,201	\$ 965
Professional Fees	\$ 3,671	\$ 1,864
Total Expenses	\$ 51,122	\$ 44,346
Net Income/Loss	\$ 461	\$ 553

**Year to Date Income and Expense Report
(September 1, 2021 to February 28, 2022)**

	YTD	Budget
Revenues		
Assessment Income	\$267,946	\$267,947
Other Income	\$ 61,354	\$ 38,850
Total Income	\$329,300	\$306,797
Expenses		
Administration	\$347,828	\$270,051
Bad Debt Expense	\$ 14,000	\$ 14,000
Office	\$ 12,112	\$ 8,325
Professional Fees	\$ 23,194	\$ 17,148
Total Expenses	\$397,134	\$309,524
Net Income/Loss	\$ (67,834)	\$ (2,727)

Balance Sheet as of March 31, 2022

Current Assets	\$ 635,820
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Allowance for Doubtful Accounts	\$(107,479)
Current Liabilities	\$ 150,318
Income	\$ (67,834)
Equity	\$ 445,857

Letters were sent to 55 homeowners for delinquent dues on 3/5/22.

Special Projects Committee: Bonnie Lyon

Homeowners, make note of the following community events:

- July 8-9-10 – GARAGE SALE
- August 7, 14, 21, 28 – AUGUST (SUNDAY) NIGHTS IN ALLEN PARK CONCERT SERIES. Performers are:
 - 7: Pamelagrace Jazz
 - 14: SoulFunktion
 - 21: Lukas Rose
 - 28: Free Rain
- September 11 – LAST SPLASH COMMUNITY PICNIC IN ALLEN PARK

Property Maintenance Committee: Lisa Lord

No report.

Architectural Control Committee: Mark Powell

19 March 2022 to 24 April 2022

40 Approved Projects

- 1 Reroof
- 2 Air Conditioner or Heat Pump install or replace
- 5 Fence
- 4 Landscaping
- 9 Exterior painting
- 3 Driveway, patio, walkway
- 3 Deck
- 6 Patio Cover, gazebo
- 3 Exterior modification
- 1 Solar
- 2 Shed
- 1 Windows

0 Unapproved Projects

1 Violations

- Excessive nuisance exterior light, neighbors' complaints, first warning. Mediation complete.

5 Enquiries for guidance/clarification of rules/guidelines

- 1 Exterior painting approval process
- 1 Construction dumpster approval
- 1 Remodeling guidance
- 1 AC installation – does this require an ACC form? It is highly recommended
- 1 Trellis guidance

Misc.

- For all concerns or questions with exterior projects, please feel free to call the Chair of the ACC to discuss projects BEFORE they start.

- Spring and summer are busy times for outside projects. 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.
- Basketball hoops/backboards that are permanently attached to the house/garage are allowed.

Legal Committee: Jim Canterbury

1. Discuss non-foreclosure sale, Sheriff Sale postponed. Working short sale and possible closer late April early May. Still working and reviewing Short Sale. Will update at Board meeting.
2. Discuss settlement agreement with Allen Park Homeowner and Adverse Possession and Timber Trespass Claim. Action taken 2/11/2022. Insurance Carrier Liberty Mutual Attorneys, a local firm, are taking over the issue. Our Attorney will be in the wings.
3. Discussion on several Liens / Collection Judgments.
4. Discuss WUCIOA (Washington Uniform Common Interest Ownership Act) and Management Companies with the Board. Haven't set meeting date with our Attorney.
5. Discuss 6 - year Retention of HOA Documents.
6. Discussion on those Homeowners running Business out of their home. OK if within HOA R&R.

Security Committee: Steven Jackson

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

	<i>Total for Month</i>	<i>Feb 14 - 20</i>	<i>Feb 21 - 27</i>	<i>Feb 28 - Mar 06</i>	<i>Mar 06 - 13</i>
Abandon Vehicles					
Alarm Calls Home/Vehicle					
Barking Dog					
Break-In					
Burglary					
Dog Attack					
Emergency Response					
Fire					
Loose Dog					
Noise Complaints					
Open Garages	13	4	1	3	5
Property Vandalism					
Robbery					
Solicitors	1		1		
Stolen Vehicle					
Stolen Vehicle Recovery					
Street Lights					
Theft					
Trespassing					
Vacation Checks	36	9	10	9	8
Vehicle Accidents					
Vehicle Vandalism - Driveway					
Vehicle Vandalism - Street					

8 homes on vacation check list as of report date, which account for 36 vacation checks.

Regarding Vacation Check camping, confirmed turnover in 8 homes on list with volume of 8 to 11 homes on list at any one time.

Security Activities of Note:

1. On March 27, 2022, Resident reported hit and run [on parked automobile] at Fairwood Blvd east side of the church right of the T-intersection.
2. On March 27, 2022, at 11:31 PM resident report a barking dog. Residents report the dog was barking for at least an hour, resident who called in the complaint threatened to shoot the dog if it didn't stop. Sheriff was notified due to threat. Can't get a hold of the dog owner because they changed their phone number and didn't give us the new one. [KCSO arrived and c/w FGHA Security officer who stayed on-site after KCSO departure.]
3. On March 22, 2022, Resident report his mail was stolen a couple of weeks ago. Victim was [] SE 169th Place.
4. On March 24, 2022, Resident reported a dead cat in front of the house. Resident was [] SE 170th Street.
5. On March 26, 2022, Resident reported that a large green bag was stolen from her car.

6. On March 18, 2022, Resident report the front door of [] SE 175th Place that recently sold was open. Security investigated and found out the home is being worked on and the workers did not secure the door.

King County Sheriff's Office - Info from daily officer log:

KCSO continued off-duty patrols for March and April, traffic emphasis generally around [] SE Fairwood Blvd, [], and [] going onto [].

We now have one off-duty KCSO patrol officer and one available upon request.

- 1) [] – 03 March – [] pm – 4 hrs – Traffic emphasis along [] SE Fairwood Blvd, and [].
- 2) [] – 12 March – [] pm – 4 hrs – Traffic emphasis along [] SE Fairwood Blvd, and []. Assisted patrol with a suspicious circumstance at a nearby apartment complex that ended up being a recovery of a large quantity of stolen property. Area check- Including the disabled RV at SE 168/143 Ave.
- 3) [] – 22 March – [] pm – 4 hrs – Traffic emphasis along [] SE Fairwood Blvd, and []. Area check including the vehicle parked on 156 Ave SE. Vehicle legally parked (as far as KCSO rules) - VIN matches license plate- so not stolen
- 4) [] – 24 March – [] pm – 4 hrs – Traffic emphasis along [] SE Fairwood Blvd, and []. Area check including a suspicious circumstance at 15100 blk of SE 175
- 5) [] – 14 April – 2:00 pm – 6:00 pm – 4 hrs – Traffic emphasis along [], [] block SE Fairwood Blvd, [].
- 6) [] – 15 April – [] pm – 4 hrs – Traffic emphasis along [], [] SE Fairwood Blvd, []. Worked on getting RV at SE 168/ 142 Ave SE impounded. I was advised of a 2 hour or more wait. 5:30 PM Tow company arrived- Signed the tow document and took possession of the RV. Sorry for the delay.
- 7) [] – 19 April – [] – 4 hrs – Traffic emphasis along [], [] block SE Fairwood Blvd, and [].

External Affairs: Robert Bradley
No report

Active Work

Active Work:

Mark Powell:

Motion: The new FGHA website redesign is approved to migrate and “go live” on the domain www.Fairwoodgreens.org. **Second:** Yes. **Discussion:** None. **Vote:** -Yes, -No. **MOTION CARRIED.**

Adjournment: Bonnie Lyon

MOTION: To adjourn meeting/move into Executive Session. **Second:** Yes. **Discussion:** None. **Vote:** - Yes, -No. **MOTION CARRIED.**

Closing

The next meeting will be held on **Tuesday, May 24, 2022** and will begin at **7:00 p.m.**