

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
February 28, 2017**

**Government/Guests Reports to the Board**

President Jim Canterbury called the monthly meeting of the Board of Trustees to order at 7:00 p.m. Trustees in attendance were Jack Bramson, Michelle Carlson, David Dennis, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. Six homeowners attended the meeting.

**Renton Fire Department:** Chief Mike Pruitt

March is heart health month. We visited schools to check children for hypertension and diabetes. Diet, exercise, and genetics are key factors for a healthy heart. Exercise at least 15 minutes a day improves heart health.

**Securitas Security Services:** Officer Ken Talkington

	<b>1/18/17 - 02/22/17</b>	01/21/16 - 02/16/16	<b>09/01/16 - 02/22/17</b>	09/01/15 - 02/16/16
Abandon Vehicles			12	1
Alarm Calls Home/Vehicle	2	1	18	17
Arrest		1		2
Barking Dog	3		5	2
Burglary			1	5
Emergency Response	4	1	13	8
Hit & Run	2	1	4	5
Information			2	3
Loose Dog			2	2
Noise Complaints		1	3	2
Open Garages	20	25	105	173
Police Activities	3	3	15	19
Property Vandalism		1	2	6
Solicitors		3	3	8
Stolen Property/Mail		1	2	5
Stolen Property/Mail Recovery	3		5	
Stolen Vehicle			2	
Stolen Vehicle Recovery				1
Street Lights	3	1	20	26
Street Signs		1	2	3
Theft	9	1	23	10
Trespassing	9	1	25	18

Vacation Checks	54	46	276	304
Vehicle Accidents		1		4
Vehicle Vandalism - Driveway	6	1	15	9
Vehicle Vandalism - Street	5		9	1

### Official Business

**Approval of the Minutes:** Lisa Lord

**MOTION:** To approve the January Minutes as submitted. **Second:** Yes.

**Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

**Review of Annual Calendar:** Lisa Lord

All up to date.

**Greeter's Report:** Lenore Lee

No report.

### Homeowners Comments

A homeowner was appreciative of the Board's work. She talked to the Safeway manager and is working to have the grocery carts removed from the side of SE 176 ST. The Board said they would talk to the manager of the apartment complex.

A homeowner suggested the Board consider installing central mailbox units, which would streamline the delivery system and reduce mail theft.

A homeowner complained of trees hanging over the sidewalks.

A homeowner appreciated the unmarked King County Deputy cars that stopped speeding vehicles on Fairwood Boulevard.

### Committee Reports

**Executive Committee:** Jim Canterbury

**Month – February 2017**

1. **A Reminder** to Homeowners:

Moss is especially very bad this year on house and shed roofs, driveways, walkways, sidewalks and in yards. Please take early action in the prevention and removal of the moss to prevent the moss from spreading to your neighbor's property.

2. **A Reminder** to Homeowners:

The HOA CC&Rs and Rules & Regulations documents clearly state that any changes to exterior, projects such as roofs, painting, fencing, deck, patio, etc.

require the submission and approval of an ACC form request before commencing the project. The ACC committee has up to 60 days to respond to an ACC request; however, they are often able to respond within a few weeks.

ACC forms may be mailed to:

Fairwood Greens HOA  
 PO Box 58053,  
 Renton, WA 98058

Or emailed to: [www.contact@fairwoodgreens.org](mailto:www.contact@fairwoodgreens.org)

**Common Property Committee:** David Dennis

Replaced the flag at the front entrance. Worked on getting more bids for the replacement of the picnic table at Allen Park. Will start negotiations for a new maintenance contract.

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

No report.

**Finance Committee:** Doug Christensen

**Income and Expense Report**

	January	Budget
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 5,360	\$ 2,907
<b>Total Income</b>	<b>\$ 42,835</b>	<b>\$ 40,382</b>
<b>Expenses</b>		
Administration	\$ 32,828	\$ 31,523
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,573	\$ 1,911
Professional Fees	\$ 224	\$ 5,130
<b>Total Expenses</b>	<b>\$ 36,625</b>	<b>\$ 40,564</b>
<b>Net Income/Loss</b>	<b>\$ 6,210</b>	<b>\$ (182)</b>

**Year to Date Income and Expense Report  
 (Since September 1, 2016)**

	YTD	Budget
<b>Revenues</b>		
Assessment Income	\$187,375	\$187,375
Other Income	\$ 27,274	\$ 14,537
<b>Total Income</b>	<b>\$214,649</b>	<b>\$201,912</b>
<b>Expenses</b>		
Administration	\$ 188,209	\$173,715
Bad Debt Expense	\$ 10,000	\$ 10,000
Office	\$ 7,701	\$ 9,555
Professional Fees	\$ 7,983	\$ 12,570

<b>Total Expenses</b>	\$ 213,893	\$205,840
<b>Net Income/Loss</b>	\$ 756	\$ (3,928)

**Balance Sheet as of January 31, 2017**

<b>Current Assets</b>	\$ 863,903
<b>Allowance for Doubtful Accounts</b>	\$ (78,079)
<b>Current Liabilities</b>	\$ 214,190
<b>Income</b>	\$ 756
<b>Equity</b>	\$ 570,878

**Special Projects Committee:** Bonnie Lyon

We are happy to report that a King County CSA grant was awarded to the Association in the amount of \$2,000 for this year's Last Splash.

**Calendar for 2017**

Garage Sale: July 7, 8, 9

Meet and Greet: Feb 28, June 27, Oct 24

Concerts in Park: Aug 6, 13, 20, 27

Last Splash: Sept 10

**Property Maintenance Committee:** Lisa Lord/Michelle Carlson

As of February 27, 2017-

Vehicle

1st Notice - 3

2nd Notice - 2

Thank You - 2

Aesthetics

1st Notice - 2

2nd Notice - 2

Repeat Offender Notice - 1

Thank you - 1

Recreational Vehicles

1st Notice - 2

Thank You - 3

Business Use

3rd Notice - 1

Commercial Vehicles

2nd Notice - 1

Barking Dog

1st Notice - 1

Miscellaneous

1<sup>st</sup> Notice - 1

Notices for the need of moss/debris removal on roofs and sidewalks will begin in April.

The recent snowfall that we experienced this month has taken its toll on many trees and shrubs. Please be sure to clean up any broken limbs and debris.

**Architectural Control Committee:** Diana Garcia

From January 24<sup>th</sup> to February 25<sup>th</sup> we received 15 ACC requests:

- 4 exterior paint or siding replacement requests
- 2 window/door replacement
- 1 new driveway
- 2 roofing requests
- 2 deck replacements
- 1 fence installation
- 2 landscaping requests
- 1 garden shed request

**Legal Committee:** Jim Canterbury

Month – February 2017

1. Request guidance on HO providing wrong mailing address to property instead of offsite PO Box number.
2. Request investigating HO assets for collection and clean-up judgement by KC Superior Court.
3. Perceived drug house sold and the contractor started work to update and sell.

**Security Committee:** Jack Bramson

The following is the FGHOA Security Committee Report for the February 2017 reporting period.

As of 2/26, the KCSO performed 12 Fairwood Greens dedicated patrol shifts that resulted in the following:

- (1) NOI issued for speeding
- (21) Traffic related warnings issued
- (3) Other tasks performed which included patrol assists and tree debris in the roadway
- (19) Citizen contacts
- (3) Parking warnings issued

The Securitas report for the month of February showed no specific upward or downward trends in any of the reporting categories.

Please note that as we approach spring, the incidence of unauthorized solicitors in Fairwood Greens will increase. It is requested that unauthorized solicitors be reported to Securitas so that they can be contacted and advised of our non-solicitation rules.

**External Affairs:** Diana Garcia

The City of Renton will be holding their annual Community Garage Sale on Saturday, March 25<sup>th</sup> from 9:00 am – 1:00 pm at the Renton Community Center. Admission is free and there will be over 75 booths for shoppers.

King County will be holding a special election on April 25<sup>th</sup>. Ballots will be mailed to all King County voters on April 6<sup>th</sup>. Remember to read the instructions, sign your envelope, and send in your ballot early.

For taxpayers who pay their property taxes themselves, a reminder that the first half of 2017 taxes are due by Monday, May 1<sup>st</sup>.

Late this spring, King County officials will be holding their annual Community Service Area (CSA) Open Houses to discuss public safety, transportation, County budget & safety priorities. The Fairwood CSA is scheduled for May 14<sup>th</sup> from 7-9 pm at Ridgewood Elementary. Address is 18030 – 162<sup>nd</sup> Place SE. Fairwood typically has a great turnout for this event. It's a good opportunity to connect with, and ask questions of, our County leaders.

### **Active Work**

**Motion:** Jim Canterbury

**Motion:** To accept the resignation of Board Trustee Lori Conrath effective 1/25/2017. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

The Board would like to say “Thank You Lori” for all of her volunteer time working for the HOA / community.

**Action Items:** Jim Canterbury

1. Discuss / update on management companies providing service for Property Maintenance functions and others items. This would cause a dues / assessment increase in the budget.
2. Rosie Rourke's Team Recycle Event is July 15<sup>th</sup> at the United Methodist church parking lot. This is the weekend after our Community Garage Sale.
3. Annual Trustee Fiduciary Training scheduled - May 2<sup>nd</sup>.
4. King County Community Service Grant Program 2016 approved \$2,000 for year 2017.
5. Committee report on Division 23 common properties.

**Action Items:** Bonnie Lyon

Three options were provided for the upgrade to the Division 23 entrance.

Motion 1: upgrade/repair existing Div. 23 wall to mimic monument at 140th and Fairwood Blvd

Motion 2: repaint existing/upgrade plantings to Div. 23 wall

Motion 3: fully remove existing wall/upgrade plantings to common space at Div. 23.

The committee tabled the motions pending further discussion and review.

**Adjournment:** Jim Canterbury

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

**Closing**

The meeting adjourned at 8:50 p.m. The next meeting will be held on **Tuesday, March 28, 2017** 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. The Club has a dress code rule of wearing shirts with collars. All attendees are requested to respect the dress code.

Respectfully submitted,

Lisa Lord  
Secretary