

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
March 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 Michelle Carlson, David Dennis, Diana Garcia, Lisa Lord, Bonnie Lyon, and Jim Canterbury. Fifteen homeowners attended the meeting.

King County Sheriff's Department: Thomas Collins
Beer cans were found in the back area of Allen Park and Toddler Park. If you see people congregating there, call 911. We want to stop this activity.

Securitas Security Services: Officer Ken Talkington

	2/22/17 - 03/22/17	02/18/16 - 03/17/16	09/01/16 - 03/22/17	09/01/15 - 03/17/16
Abandon Vehicles			12	1
Alarm Calls Home/Vehicle		6	18	23
Arrest	1	1	1	3
Barking Dog	1		6	2
Burglary		1	1	6
Emergency Response	1	2	14	10
Hit & Run	2		6	5
Information			2	3
Loose Dog			2	2
Noise Complaints			3	2
Open Garages	19	23	124	196
Police Activities	1	4	16	23
Property Vandalism			2	6
Solicitors		2	3	10
Stolen Property/Mail			2	5
Stolen Property/Mail Recovery	3		8	
Stolen Vehicle			2	
Stolen Vehicle Recovery	1		1	1
Street Lights	4	1	24	27
Street Signs			2	3
Theft	3	2	26	12
Trespassing	5	1	30	19

Vacation Checks	45	49	321	353
Vehicle Accidents	2		2	4
Vehicle Vandalism - Driveway	4		19	9
Vehicle Vandalism - Street	2		11	1

Official Business

Approval of the Minutes: Lisa Lord

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

Discussion: None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Lisa Lord

All up to date.

Greeter's Report: Lenore Lee

Eleven homeowners and 4 renters were greeted.

Homeowners Comments

Suzanne Cameron of Around the Clock, Inc. was introduced to the Board and homeowners. She provided a proposal to manage the CC&Rs enforcement for the neighborhood.

A homeowner complained that she did not receive her statement and delinquency notices at the correct address. She recommended the Board send delinquency notices by email or phone. She made a payment to the Association. She complained of the moss growing on the asphalt on the basketball court in the park.

A homeowner thanked the Board for their work as he has been on a similar board. A survey was conducted in Division 23 regarding the common area entrance. He provided the survey results and pictures to the Board for review.

A homeowner stated she likes living in Fairwood Greens, however, Division 23 entrance does not live up to the standards of the neighborhood. She is hoping the Board will do something more there than patch the walls.

A homeowner stated he moved into the neighborhood 25 years ago. The neighborhood looked good then and looks good now.

A homeowner from Division 23 stated she paid dues to keep up the entrance.

A homeowner stated his dues should not be used to pay for the special entry of Division 23. The entrance should be treated as any other common area.

Committee Reports

Executive Committee: Jim Canterbury

Month – March 2017

1. 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, driveway, 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, but tries to respond much sooner within 1-2 weeks.

ACC forms may be mailed to:

Fairwood Greens HOA
PO Box 58053,
Renton, WA 98058

Or emailed to: www.contact@fairwoodgreens.org

2. A Reminder to Homeowners:

It is the responsibility of all homeowners to provide the HOA their mailing address if different than the property mailing address. If a homeowner moves or transfers to a different location, the HOA is unaware of the correct mailing address and the homeowner may not receive delinquent or lien notices.

3. A Reminder to Homeowners:

Please do not contact HOA Board of Trustees at their personal homes by phone, email, or US mail.

Call the HOA phone number 425-227-3997, mail to PO Box 58053, Renton, WA 98058, or email to www.contact@fairwoodgreens.org .

4. A Reminder to Homeowners:

The HOA does not come door to door to collect HOA dues / assessments. If anybody does please call Security / King County Sheriff ASAP.

Common Property Committee: David Dennis

Met with homeowner on issues with trees in the green belt. Received a bid from Green Effects for the maintenance of the common areas.

Records, Correspondence and Web Committee: Judy Seidel

No report.

Finance Committee: Doug Christensen

Income and Expense Report

	February	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,015	\$ 2,908
Total Income	\$ 41,490	\$ 40,383
Expenses		
Administration	\$ 32,667	\$ 31,623
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 874	\$ 1,461
Professional Fees	\$ 807	\$ 1,860
Total Expenses	\$ 36,348	\$ 36,944
Net Income/Loss	\$ 5,142	\$ 3,439

Year to Date Income and Expense Report

(Since September 1, 2016)

	YTD	Budget
Revenues		
Assessment Income	\$224,850	\$224,850
Other Income	\$ 31,289	\$ 17,445
Total Income	\$256,139	\$242,295
Expenses		
Administration	\$ 220,877	\$205,338
Bad Debt Expense	\$ 12,000	\$ 12,000
Office	\$ 8,575	\$ 11,016
Professional Fees	\$ 8,790	\$ 14,430
Total Expenses	\$ 250,242	\$242,784
Net Income/Loss	\$ 5,897	\$ (489)

Balance Sheet as of February 28, 2017

Current Assets	\$837,516
Allowance for Doubtful Accounts	\$(80,079)
Current Liabilities	\$180,662
Income	\$ 5,897
Equity	\$570,878

Delinquent letters were mailed to 215 homeowners.

Special Projects Committee: Bonnie Lyon

Artists for Sunday (Night) in the Park August concert series are being scheduled, with two new groups being added to our perennial favorites.

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 March 28, 2017-

Vehicle
1st Notice - 3
2nd Notice - 2
Pre-Fine - 1
Thank You - 2

Aesthetics
1st Notice - 2
Thank you -1

Recreational Vehicles
Thank You - 1

Commercial Vehicles
Thank You -1

Christmas Lights - 5

It has been observed that several homes have items that are being stored on the side of homes. The HOA asks that you please remove these items so they cannot be seen from the street.

Architectural Control Committee: Diana Garcia
From February 28th to March 26th we received 12 ACC requests:

- 5 exterior paint or door paint requests
- 1 rear gazebo request
- 1 deck request
- 1 roofing request
- 1 fence request
- 1 driveway/patio replacement
- 1 pond installation
- 1 new gate request

Legal Committee: Jim Canterbury
Month – March 2017

1. Request guidance on HO providing wrong mailing address to property instead of off-site PO box number. HO claims she never changed to property address.
2. Request investigating HO assets for collection and clean-up judgement by KC Superior Court.

3. Discussion on several Lien / Collection Judgments.
4. Homeowner Bankruptcy case was dismissed by the Bankruptcy Court

Security Committee: Jack Bramson

The following is the Security Committee Report for the March 2017 reporting period:

The King County Sheriff's Office performed 10 Fairwood Greens dedicated patrols (as of 3/36/17) since the last submitted security report. In addition to high visibility patrol, these shifts resulted in the following stats:

- 4 Notice of Infractions issued for traffic violations
- 21 Traffic offense related warnings issued
- 10 Parking related warnings issued
- 2 Other activities (i.e. patrol assist, patrol observations, etc.)
- 32 Citizen contacts initiated

KCSO patrols performed after this date will be included in the April report.

The Securitas security report covering this period showed no unusual trend of spike in any of the reported categories. Mail theft/recovery continues to be a concern.

External Affairs: Diana Garcia

No report.

Active Work

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 15th at the United Methodist Church parking lot. This is the weekend after our Community Garage Sale.
3. Fiduciary Training rescheduled – May 2nd at 6:00pm.
4. Committee report options on Kensington Monument.

Adjournment: Jim Canterbury

Motion: To adjourn the meeting and move into Executive Session. **Second:** Yes. **Discussion:** None. **Vote:** 6-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 9:10 p.m. The next meeting will be held on **Tuesday, April 25, 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