

**Fairwood Greens Homeowners Association  
Monthly Board Meeting of Trustees  
June 26, 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, Cathryn Hummel, Andrew Jones, Lisa Lord, Bonnie Lyon, and Jim Roberts. Jack Bramson was absent. Fifteen homeowners attended the meeting.

**Government/Guests Reports to the Board**

**Securitas Security Services:** Officer Ken Talkington

	<b>05/16/18 - 06/20/18</b>	05/17/17 - 06/21/17	<b>09/01/17 - 06/20/18</b>	09/01/16 - 06/21/17
Abandon Vehicles	25	1	129	24
Alarm Calls Home/Vehicle	2	1	46	23
Arrest			1	2
Barking Dog	1		5	8
Burglary			1	3
Emergency Response	3	3	29	23
Fire			1	
Hit & Run	1		10	6
Information				2
Loose Dog				2
Noise Complaints	3		10	3
Open Garages	96	46	454	210
Police Activities	7	5	25	26
Property Vandalism			5	2
Solicitors	2	9	7	17
Stolen Property/Mail		1	9	3
Stolen Property/Mail Recovery	2		6	11
Stolen Vehicle	1		3	2
Stolen Vehicle Recovery			5	3
Street Lights	5		38	31
Street Signs			1	
Theft		5	7	36
Trespassing		5	26	39
Vacation Checks	40	48	461	467
Vehicle Accidents		2	1	4

Vehicle Vandalism - Driveway		4	16	26
Vehicle Vandalism - Street			15	13
Weapons			1	

### Official Business

**Approval of the Minutes:** Jim Canterbury

**MOTION:** Board moves to approve the May Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

**Review of Annual Calendar:** Jim Canterbury

Up to date.

**Greeter's Report:** Lenore Lee

Six homeowners and one renter were greeted.

### Homeowners Comments

Three homeowners discussed the waste bin regulation. The regulation is too restrictive with the 24 hour rule. Fences built to hide the containers are more of an eyesore than the trash bins. When it was started? Were homeowners notified? Why is it not an R&R? Was the inspection company hired just to monitor trash cans?

A homeowner asked if the board can do something to dissuade homeowners from shooting fireworks in the neighborhood.

A homeowner was approached by a solicitor. He wanted to confirm there is a no soliciting rule.

A homeowner complained about a semi-truck parked by Division 23. He said a neighbor is feeding wildlife. He complained about constant barking from his neighbor's dog. His neighbor has an overgrown maple tree and will do nothing about it.

Two homeowners said they support the HOA and appreciate the work.

A homeowner stated he received a letter about weeds growing in his lawn when they were actually growing in the gravel.

A homeowner suggested more information be sent to homeowners by email.

A homeowner reported that Lakeside Industries is proposing to move into the Sunset Materials property on Maple Valley Highway. There will be 300-400 additional trucks on the road and it is close to the Cedar River, causing a concern about asphalt spills. .

A homeowner reported that Williams Pipeline removed trees on the pipeline right of way. They will be replacing four trees for each tree cut. Homeowners without a golf course membership were not notified. Golf course is willing to receive input from affected homeowners regarding where the new trees should be placed. The trees won't be planted until October when the rain returns.

### Committee Reports

**Executive Committee:** Bonnie Lyon

Thank you to David Dennis for chairing last month's board meeting.

Two attended Around the Clock's sponsored board of directors training. There were many other associations represented and the program was valuable. Thank you, ATC, for including us.

Lizz Loop of ATC is now performing inspections. Lizz met with PMC and ACC chairs to welcome her and discuss expectations. ACC chair has completed a 'ride-along'. Lizz also met with Securitas and PMC to discuss how to handle issues pertaining to parking trailers and derelict vehicles.

The board thanks our neighbors for compliance with the new rules and regulations for waste receptacles. We have elevated our community standards and improved the overall appearance of our neighborhood because of each of you. As a by-product, we were able to identify several illegal grow operations and King County was able to close these down. THANK YOU!

**REMINDER TO ALL HOMEOWNERS:** parking on sidewalks is a violation of King County Traffic Code and will result in fines. Washington State Codes also prohibit impairment of passage for pedestrians, with particular attention paid to those with disabilities. We are asking that our neighbors **DO NOT PARK ON SIDEWALKS**, and that any impediment to safe travel for pedestrians is removed (that includes trimming trees or shrubbery).

**Common Property Committee:** David Dennis

Back flow tests were completed . Water leak was fixed at Allen Park. Fixed the entrance lights. Honey bucket will be delivered to Allen Park this week.

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

No report.

**Finance Committee:** Lisa Lord

**Income and Expense Report**

	<b>May</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 5,196	\$ 3,746
<b>Total Income</b>	\$ 42,671	\$ 41,221
<b>Expenses</b>		
Administration	\$ 33,428	\$ 33,915
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 967	\$ 1,186
Professional Fees	\$ 1,145	\$ 1,626
<b>Total Expenses</b>	\$ 37,540	\$ 38,727
<b>Net Income/Loss</b>	\$ 5,131	\$ 2,494

**Year to Date Income and Expense Report**

(Since September 1, 2017)

	<b>YTD</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$337,275	\$337,275
Other Income	\$ 42,205	\$ 33,712
<b>Total Income</b>	\$379,480	\$370,987
<b>Expenses</b>		

Administration	\$ 315,791	\$315,720
Bad Debt Expense	\$ 18,000	\$ 18,000
Office	\$ 13,700	\$ 14,324
Professional Fees	\$ 22,376	\$ 18,275
<b>Total Expenses</b>	<b>\$ 369,867</b>	<b>\$366,319</b>
<b>Net Income/Loss</b>	<b>\$ 9,613</b>	<b>\$ 4,668</b>

**Balance Sheet as of May 31, 2018**

<b>Current Assets</b>	\$709,204
<b>Allowance for Doubtful Accounts</b>	\$ (98,933)
<b>Current Liabilities</b>	\$ 63,878
<b>Income</b>	\$ 9,613
<b>Equity</b>	\$536,780

**Special Projects Committee:** Bonnie Lyon/Cathryn Hummel

Postcards for garage sale will be in homeowner mailboxes this week. We are hopeful for success for each of those who choose to join in on the 1,500-home garage sale, JULY 13-14-15.

Concerts are scheduled! Each event begins at FIVE PM this year, a change to accommodate those bands wishing to perform longer sets. Joining us this year are:

- AUGUST 5 – LUKAS ROSE
- AUGUST 12 – FREE RAIN
- AUGUST 19 – REAR VIEW MIRROR
- AUGUST 26 – CLARENCE CAL AND PAUL GOADE and SOULFUNKTION

LAST SPLASH is SEPTEMBER 9, where we will be honoring first responders.

We are always looking for volunteers. If you have time and energy, or if you want more information, email [CONTACT@FAIRWOODGREENS.ORG](mailto:CONTACT@FAIRWOODGREENS.ORG). Our website is FAIRWOODGREENS.ORG.

**Property Maintenance Committee:** Andrew Jones

Property Management Report dated June 25, 2018									
Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1 <sup>st</sup> Notice	2 <sup>nd</sup> Notice	3 <sup>rd</sup> or Greater Notice	Total Notice Count
5/29, 6/2, 6/11			WC, weeds, garage door paint, moss on roof, roof cleaning	Inspections	123				123
4/30, 5/7, 5/19, 5/28, 5/29, 6/2	5/29, 5/21, 5/23, 5/31, 6/1, 6/4, 6/11		Aesthetics (Yard, Grass, House & Cans, moss)	Notice Sent		69	25	17	107
6/5			Tab Expired	Inspection		13			13
5/29/18	6/1		Trailer (2	Inspection		2			2

			weeks plus)						
5/24	5/311		Tab Expired	Notice		14	5	8	27
5/24/18	5/31		Car Cover	Notice		3			3

**Property Management:**

That the owners of the property at code# 012216 be assessed a fine of \$10.00 per day starting June 28, 2018 for Aesthetics in regards to weeds in lawn and planter area.

That the owners of the property at code# 116254 be assessed a fine of \$10.00 per day starting June 28, 2018 for Aesthetics in regards to roof cleaning and garage door painting.

That the owners of the property at code# 112924 be assessed a fine of \$10.00 per day starting June 28, 2018 for Aesthetics in regards to weeds on the left of the garage.

That the owners of the property at code# 181504 be assessed a fine of \$10.00 per day starting June 28, 2018 for Aesthetics in regards to weeds in the planter area and tall grass.

**Car Tabs:**

That the owners of the property at code# 012148 be assessed a fine of \$10.00 per day starting June 28, 2018 for Car Tab expiration in regards to Toyota Sienna. Expiration date was 9/17.

That the owners of the property at code# 111260 be assessed a fine of \$10.00 per day starting June 28, 2018 for Car Tab expiration in regards to Lexus. Expiration date was 10/17.

That the owners of the property at code# 161546 be assessed a fine of \$10.00 per day starting June 28, 2018 for Car Tab expiration in regards to Lexus. Expiration date was 8/17.

**Architectural Control Committee:** Jim Roberts  
30 projects approved.

**Legal Committee:** Jim Canterbury

1. Discussed several payment and collection plans.
2. Discussed lender paying off unpaid dues and liens

**Security Committee:** Jack Bramson

The KCSO performed 12 dedicated/contracted Fairwood Greens patrols. While the emphasis is high in neighborhood visibility as well as traffic enforcement, these patrols also resulted in the following actions:

- 4 moving violation cites (NOI's) issued
- 7 moving violation warnings were issued
- 2 parking enforcement actions
- 3 patrol assists
- 1 traffic accident with injury
- 1 area check for warrant suspect
- 36 citizen contacts initiated
- Multiple park checks of both Allen and Toddler parks

3 patrol shifts were conducted during the hours of darkness after 10:00 p.m.

The Securitas report for this period showed no specific trends or spikes of any reporting category activities.

**External Affairs:** Cathryn Hummel

Questions have been coming to the Board about the proposed Lakeside Industries asphalt plant on Highway 169. If approved, Lakeside Industries thinks it will take 6-8 months to build their new facility. Right now, the permits are being considered by King County. Homeowners are encouraged to educate themselves about the proposed plant and voice their own opinions.

Information from Lakeside Industries about their plant and how it operates can be found at:

<http://lakesideindustries.com/maple-valley-plant/>

Information from those in the community that oppose the plant can be found at:

<http://www.noasphalt.com/>

Some of you may have recently seen lines being painted on the street and work being completed on Fairwood Boulevard between 146<sup>th</sup> PI SE and 148<sup>th</sup> PI SE. PSE has been working on replacing a portion of the underground natural gas main with a corrosion-resistant plastic. Any temporary patching on the road or sidewalk will eventually be permanently restored by AA Asphalt, Inc.

Save these Summer dates!

June 27<sup>th</sup> is a Renton City Summer Concert Band performance at Gene Coulon Park

June 29<sup>th</sup> is the Kid-Hop Summer Reading Kick-Off at Fairwood Library

July 1<sup>st</sup> is the 2018 Special Olympics USA Games at the Husky Stadium

July 7<sup>th</sup> is Storm Trooper Clean-up in Downtown Renton

July 14<sup>th</sup> is Maple Valley Kids Festival at Lake Wilderness Park

July 21<sup>st</sup> is Cruisin' Kent Car Show

July 27<sup>th</sup> is Renton River Days at Liberty Park

**Active Work**

**Action Items:** Bonnie Lyon

- 1) Parking
- 2) Planting rounds, responsibility and aesthetics

**Adjournment:** Bonnie Lyon

**Motion:** Board moved to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 8-Yes, 0-No.  
**MOTION CARRIED.**

**Closing**

The meeting adjourned at 8:00 p.m. The next meeting of the HOA will be held on **Tuesday, July 24, 2018** 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