

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
July 24, 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 Jack Bramson, Jim Canterbury, David Dennis, Cathryn Hummel, Andrew Jones, Bonnie Lyon, and Jim Roberts. Michelle Carlson and Lisa Lord were absent. Five homeowners attended the meeting.

Government/Guests Reports to the Board

King County Sheriff's Office: Sergeant Thomas Collins

Secure your house when departing. Leaving a window open or an air conditioner vent in the window is an opportunity for a crime.

Renton Regional Fire Authority: Battalion Chief Craig Soucy

Leading causes of boat accidents are operator inattention, operator inexperience, improper lookout, excessive speed, and alcohol use. Never leave children or pets in a hot car. Stay hydrated. Avoid extreme temperature changes. Take frequent breaks when outdoors. Watch for signs of heat exhaustion or heat stroke. If no air conditioning, go to the library, school, theater, or mall for relief from the heat.

Visible addresses on homes can help firefighters find you quickly in an emergency.

Securitas Security Services: Officer Ken Talkington

	06/20/18 - 07/18/18	06/21/17 - 07/19/17	09/01/17 - 07/18/18	09/01/16 - 07/19/17
Abandon Vehicles	13		142	24
Alarm Calls Home/Vehicle	2	5	48	28
Arrest			1	2
Barking Dog			5	8
Burglary		1	1	4
Emergency Response	2	1	31	24
Fire		3	1	3
Hit & Run		2	10	8
Information	1		1	2
Loose Dog				2
Noise Complaints	2	4	12	7
Open Garages	71	81	525	291
Police Activities	1	4	26	39
Property Vandalism			5	2
Solicitors	5	2	12	19

Stolen Property/Mail			9	3
Stolen Property/Mail Recovery			6	11
Stolen Vehicle			3	2
Stolen Vehicle Recovery			5	3
Street Lights	6		44	31
Street Signs			1	
Theft		2	7	38
Trespassing	2	1	28	40
Vacation Checks	52	56	513	523
Vehicle Accidents			1	4
Vehicle Vandalism – Driveway	2		18	26
Vehicle Vandalism – Street	2	1	15	14
Weapons			1	

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the June Minutes as submitted. **Second:** Yes. **Discussion:** None. **Vote:** 7-Yes, 0-No. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury
Up to date.

Greeter’s Report: Lenore Lee
Six homeowners and three renters were greeted.

Homeowners Comments

A homeowner thanked Securitas Officer Ken Talkington for resolving the barking dog problem. Neighbor has an AC unit 20’ from his bedroom window. It is very noisy

A homeowner provided a flyer about the proposed asphalt plant on Maple Valley Highway. He would like to see more communication about issues like utility work on Fairwood Blvd and tree cutting along the pipeline.

Committee Reports

Executive Committee: Bonnie Lyon

REMINDER TO ALL HOMEOWNERS:

Feeding nuisance wildlife such as raccoons and possums on your property is a direct violation of King County ordinances. Please refrain from creating habitats as well.

When wishing to contact the board, use the following email: contact@fairwoodgreens.org, or mail to PO Box. Direct contact to board members for board action is inappropriate and will be ignored for any action. All notices concerning the association are posted to www.fairwoodgreens.org. Please consult

the website for any specific information, such as upcoming events. The association's office manager only has 75% of homeowner emails making email an ineffective means of communication. The association does not curate other websites and does not respond to any comments made on websites or forums.

Be good neighbors! Do not park on sidewalks or otherwise impede safe travel for pedestrians. Keep shrubs and trees from obscuring lighting of pathways.

Common Property Committee: David Dennis
Digging toy in Allen Park was repaired.

Records, Correspondence, and Web Committee: Judy Seidel
No report.

Finance Committee: Lisa Lord

Income and Expense Report

	June	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 4,325	\$ 3,746
Total Income	\$ 41,800	\$ 41,221
Expenses		
Administration	\$ 34,756	\$ 33,612
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,375	\$ 1,636
Professional Fees	\$ 846	\$ 1,624
Total Expenses	\$ 38,977	\$ 38,872
Net Income/Loss	\$ 2,823	\$ 2,349

Year to Date Income and Expense Report (Since September 1, 2017)

	YTD	Budget
Revenues		
Assessment Income	\$374,750	\$374,750
Other Income	\$ 46,530	\$ 37,458
Total Income	\$421,280	\$412,208
Expenses		
Administration	\$ 350,546	\$349,332
Bad Debt Expense	\$ 20,000	\$ 20,000
Office	\$ 15,076	\$ 15,960
Professional Fees	\$ 23,222	\$ 19,899
Total Expenses	\$ 408,844	\$405,191
Net Income/Loss	\$ 12,436	\$ 7,017

Balance Sheet as of June 30, 2018

Current Assets	\$ 674,010
Allowance for Doubtful Accounts	\$(100,933)
Current Liabilities	\$ 23,861

Income	\$ 12,436
Equity	\$ 536,780

Special Projects Committee: Bonnie Lyon/Cathryn Hummel

Garage sale success for each of those who choose to join in on the 1,500-home garage sale, JULY 13-14-15. Thank you to Jim Canterbury for ensuring signage was posted.

Concerts are scheduled and reminder postcards were delivered! 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 – REAR VIEW MIRROR

AUGUST 19 – FREE RAIN

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. Our website is FAIRWOODGREENS.ORG.

Property Maintenance Committee: Andrew Jones

Property Management Report dated July 22, 2018 (Revised 7/24/18)									
Inspection Date	Notice Date	Reversal Date	Regulations Violated	Actions	# of Inspections	1 st Notice	2 nd Notice	3 rd or Greater Notice	Total Notice Count
6/26, 6/27, 7/9			WC, weeds, garage door paint, grass in cracks of driveway & sidewalk, roof need cleaning	Inspections	47				47
6/26, 7/2, 7/5	6/27, 7/9, 7/11		Aesthetics (Yard, Grass, House & Cans, moss, Wasp Removal)	Notice Sent		21	15	5	41
7/2, 7/8, 7/6, 7/11	7/11		Tab Expired	Inspection		24	16	2	42
6/20/18 7/11	6/25/18		Trailer (more than 48 hours)	Inspection		7	3		10
		6/27/18	WC, roof, weeds & garage door	reversal					2
7/11	7/11		Boat			1			1

Property Management:

That the owners of the property at code# 121160 be assessed a fine of \$10.00 per day starting July 9, 2018 for Aesthetics in regards to tall grass and weeds in planter area.

That the owners of the property at code# 18402 be assessed a fine of \$10.00 per day starting July 9, 2018 for Aesthetics in regards to tall grass and weeds on both side of driveway.

That the owners of the property at code# 116715 be assessed a fine of \$10.00 per day starting July 9, 2018 for Aesthetics in regards to weeds in the driveway and to the left of driveway. Additionally the lawn needs to be mowed.

That the owners of the property at code# 115635 be assessed a fine of \$10.00 per day starting July 9, 2018 for Aesthetics in regards to tall grass and weeds in the planter area.

That the owners of the property at code# 28941 be assessed a fine of \$10.00 per day starting July 9, 2018 for Aesthetics in regards to the waste container at the front of the garage. The container needs to be removed.

That the owners of the property at code# 161186 be assessed a fine of \$10.00 per day starting July 9, 2018 for expires tabs since January 31, 2018.

That the owners of the property at code# 11270 be assessed a fine of \$10.00 per day starting July 11, 2018 for expires tabs since May 31, 2017.

Architectural Control Committee: Jim Roberts
31 approved projects

Legal Committee: Jim Canterbury

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

Security Committee: Jack Bramson

The King County Sheriff's Office Fairwood Greens dedicated/contracted patrols, in addition to high neighborhood patrol visibility and traffic enforcement, resulted in the following activity stats:

- 14 Traffic (moving violation) warnings
- 3 Traffic citations (Notice of Infractions) issued
- 5 Parking violations
- 31 Citizen contacts
- 5 Other actions including a disturbance response; alarm response; road rage investigation; domestic violence patrol assist

Two nighttime patrols (after 10:00 p.m.) were performed

The Securitas monthly report revealed an increase in abandoned vehicles activity. It was also noted by Securitas that this 4th of July holiday was one of the quietest in recent years, as it relates to citizen calls. It should be noted that Securitas has no illegal fireworks enforcement capability and that any illegal fireworks should be (have been) reported to KCSO by homeowners.

External Affairs: Cathryn Hummel

From Unincorporated King County:

1. Thank you to the many residents of unincorporated King County who attended the various Community Service Area Town Halls. County residents turned out in force to ask questions of their local elected officials and County representatives. Participants identified positive impacts in their communities as well as local challenges. Results of the questionnaires from the meetings will be shared in the future UA News.
2. Consistent with the County's commitment to open and transparent hiring practices that support our Equity and Social Justice goals, the Executive Office has begun using competitive recruitment processes to fill most Department Director positions. Should the County Council act to establish the new Division of Local Services late this year, the Executive's goal is to conduct a search for the new department's director and have someone vetted and ready to start by Jan. 1, 2019.

Candidates are welcome to apply for this position, which is open to all qualified applicants with at least five years of managerial experience. The director will be a vital member of the Executive's Cabinet and will be responsible for shaping and executing the Executive's vision of performance, accountability, and unified service to unincorporated areas of King County.

Save These Dates!

Renton River Days runs July 27th-29th at Liberty and Cedar River Parks. This year includes a variety of events, special features for kids, arts and crafts, recreation, food, and stage entertainment.

July 29 at Lake Wilderness Park in the Natural Amphitheatre a free, live performance of Henry IV will be performed starting at 5:00pm by Seattle's longest-running Shakespeare Company. Concessions snacks and beverages will be available for purchase during the play.

August 1st and August 8th are the last two summer concerts in Gene Coulon Park. Oncore and Crème Tangerine are performing with the shows starting at 7pm.

August 25th at Petrovitsky Park is a King County Parks sponsored family movie night. Seating opens around 6:30pm and Sing will start at dusk.

Active Work

Discussion: Bonnie Lyon

- 1) Sidewalk parking violators
- 2) Planting rounds, responsibility and aesthetics
- 3) Future upgrades to common properties, including basketball court at Allen Park
- 4) Upcoming grant opportunities

Adjournment: Bonnie Lyon

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

Closing

The meeting adjourned at 7:55 p.m. The next meeting of the HOA will be held on **Tuesday, August 28, 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