

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
January 28, 2020**

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 Jordan Bergeron, Jim Canterbury, Barrett Chilton, Cathryn Hummel, Andrew Jones, Lisa Lord, Bonnie Lyon, and Jim Roberts. Jack Bramson was absent. Seventeen homeowners attended the meeting.

Government/Guests Reports to the Board

Renton Regional Fire Authority: Battalion Chief Jeff Vollandt

Keep items that can burn at least three feet away from heating equipment. Never use your oven or barbeque grills to heat your home. Water heaters and heating equipment should be installed by a qualified professional. Clean and inspect heating equipment and chimneys every year. Install a sturdy screen for fireplaces. Test smoke alarms at least once a month.

Prevent the flu. Get a flu vaccine. Avoid contact with sick people. Cover mouth and nose when you cough. Wash your hands often.

New Washington State Child Restraint Law information can be found at <https://wadrivetozero.com/car-seats/>.

Prevent carbon monoxide poisoning by installing carbon monoxide detectors, open garage door before starting your car, use gas appliances as recommended, keep fireplaces in good repair, keep vents and chimneys unblocked during remodeling and make repairs before returning to the site of an incident.

Securitas Security Services: Officer Ken Talkington

	11/20/19 - 01/22/20	11/21/18 - 01/16/19	09/01/19 - 01/22/20	09/01/18 - 01/16/19
Abandon Vehicles	39	11	105	53
Alarm Calls Home/Vehicle	7	4	13	8
Arrest	1		1	2
Burglary		1		1
Dog Attack	1		1	
Emergency Response	9	8	14	20
Hit & Run			1	3
Information			1	2
Loose Dog				1

Noise Complaints	2		7	3
Open Garages	39	71	136	152
Police Activities	7		21	9
Property Vandalism		5	2	7
Solicitors		2	1	4
Stolen Property/Mail	5		6	
Stolen Property/Mail Recovery	2	1	3	3
Stolen Vehicle				1
Street Lights	16	15	28	27
Street Signs		1		1
Theft			3	2
Trespassing	3	1	7	6
Vacation Checks	83	82	208	208
Vehicle Accidents	2	1	3	2
Vehicle Vandalism - Driveway	2		4	4
Vehicle Vandalism - Street		2	2	3

Official Business

Approval of the Minutes: Jim Canterbury

MOTION: Board moves to approve the November 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

New residents greeted were 17 owners and 3 renters.

Homeowners Comments

A homeowner said the light by the big toy in Allen Park is out.

A homeowner asked for clarification whether RVs and cars with covers are allowed in the neighborhood.

A realtor homeowner provided home market activity for the last 30 days.

Homeowners complained about a painting business, a home with no yard, a car with no tabs, a utility trailer, and a multifamily rental.

A homeowner questioned the cost effectiveness of security.

A homeowner stated Securitas caught a thief that took his things. They provide a vital service to the neighborhood and improve value.

A homeowner commented that ATC is doing a good job.

A homeowner suggested having cameras linked to the police department to provide an additional resource.

A homeowner is comforted by Securitas due to patrols and disbursement of teenagers congregating on the street by her house.

Committee Reports

Executive Committee: Bonnie Lyon

Weather events this winter so far have not impacted our neighborhood detrimentally. We have had no issues with tree or limb fall. It may be that preventative work efforts made last year have been beneficial for this year.

Trees went in, to the north of Toddler Park, approved by King County. We are researching planting native salal along southeast slope in this park.

No trespassing signs will be installed along the north entrance common area where we have encountered a homeless encampment. This is within FGHA common areas. Seeking volunteers, contact common properties chair.

New to the HOA website is a feature for FAQ (frequently asked questions). We will update whenever homeowner questions seem to be pertinent to all homeowners. Recent topics include how house maintenance is monitored and when to contact Sheriff and Securitas. We welcome suggestions for other topics of interest to all.

As a result of the board's previous involvement with King County Local Services and their efforts to expand services to unincorporated areas, I have been invited to participate in a committee newly formed to engage areas such as Fairwood, called the Department of Local Services Advisory Committee. First meeting will be Feb 11, 4:30 PM at Mercer Island Community Center. I've listed Catherine Hummel as proxy participant.

Local Services Director Taylor will be addressing Fairwood Greens HOA at February's board meeting. We are hopeful for a positive group of people to come to hear the presentation and ask questions about King County's efforts.

Homeowners, please note:

- Dogs must be on leash throughout the community, including common areas such as parks. Pet owners, please be responsible for pet waste clean-up.
- Parking on sidewalks is strictly prohibited. Please be advised that King County Sheriff has been requested to cite violators.

Common Property Committee: Jordan Bergeron

- 1.Lights are on and functioning at Allen and Toddler parks
- 2.Holiday lights have been removed from the main entrance off 140th
- 3.Green Effects bid received for work to be performed in 2020
- 4.Email to be send to Fairwood Greens residents asking for volunteers to help put up signs

Records, Correspondence, and Web Committee: Judy Seidel

King County Services Directory and Securitas Assistance Services were entered our website at www.fairwoodgreens.org.

Finance Committee: Lisa Lord

Income and Expense Report

	November	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 9,690	\$ 5,355
Total Income	\$ 47,165	\$ 42,830
Expenses		
Administration	\$ 38,146	\$ 37,152
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 2,072	\$ 881
Professional Fees	\$ 2,965	\$ 1,960
Total Expenses	\$ 45,183	\$ 41,993
Net Income/Loss	\$ 1,982	\$ 837

Year to Date Income and Expense Report

(Since September 1, 2019)

	YTD	Budget
Revenues		
Assessment Income	\$112,425	\$112,425
Other Income	\$ 28,793	\$ 16,065
Total Income	\$141,218	\$128,490
Expenses		
Administration	\$112,444	\$111,456
Bad Debt Expense	\$ 6,000	\$ 6,000
Office	\$ 5,346	\$ 4,143
Professional Fees	\$ 3,733	\$ 5,880
Total Expenses	\$127,523	\$127,479
Net Income/Loss	\$ 13,695	\$ 1,011

Balance Sheet as of November 30, 2019

Current Assets	\$ 667,475
Allowance for Doubtful Accounts	\$(101,065)
Current Liabilities	\$ 65,529
Income	\$ 13,695
Equity	\$ 487,186

Income and Expense Report

	December	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 10,120	\$ 5,355
Total Income	\$ 47,595	\$ 42,830
Expenses		
Administration	\$ 41,850	\$ 37,151
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,010	\$ 881
Professional Fees	\$ 3,293	\$ 1,960
Total Expenses	\$ 48,153	\$ 41,992
Net Income/Loss	\$ (558)	\$ 838

Year to Date Income and Expense Report

(Since September 1, 2019)

	YTD	Budget
Revenues		
Assessment Income	\$149,900	\$149,900
Other Income	\$ 38,912	\$ 21,420
Total Income	\$188,812	\$171,320
Expenses		
Administration	\$154,295	\$148,607
Bad Debt Expense	\$ 8,000	\$ 8,000
Office	\$ 6,356	\$ 5,024
Professional Fees	\$ 7,025	\$ 7,840
Total Expenses	\$175,676	\$169,471
Net Income/Loss	\$ 13,136	\$ 1,849

Balance Sheet as of December 31, 2019

Current Assets	\$ 626,716
Allowance for Doubtful Accounts	\$(101,525)
Current Liabilities	\$ 24,869
Income	\$ 13,136
Equity	\$ 487,186

Special Projects Committee: Bonnie Lyon/Cathryn Hummel

Save the dates:

- July 10-11-12 Garage Sale
- August 2, 9, 16, 23, 30 Music in the Park
- September 13 Last Splash

Looking for volunteers to organize a Fairwood Greens 5k Run Walk this spring.

Property Maintenance Committee: Andrew Jones

Property Management Report for January 2020										
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	Total Inspections/Retractions
12/27/19 01/17/20			Bushes, paint, leaves, debris off roofs	Inspections	35 10					45
12/10/19 11/29/19	12/20/19 & 1/9/20 12/16/19, 12/19/19 & 12/20/19		Shrubbery growing over s/w, mow, weeds and grass in s/w, d/w, house paint	Notices Sent		48	6 1			69
11/25/19, 12/9/19, 1/13/20	12/16/19 & 12/19/19		Expired plates, inoperable vehicle, trailer/plates Vehicle parked in yard & loud noise	Notice Sent		37	5			42
			Paint	Retraction						

Architectural Control Committee: Jim Roberts
6 approved projects

Legal Committee: Jim Canterbury

1. Discussed several payment and collection plans.
2. Fiduciary training held on Wednesday, December 4th, 2019, was interesting and enjoyed by all Trustees. Thank you.
3. Request advice and guidance on RCW 64.38 statutes'

Security Committee: Jack Bramson

This Security Committee report covers the reporting period of December 2019 through January 2020. The following information and stats are from 11/26/19 through 1/26/20, when this report was prepared.

The dedicated KCSO patrols emphasized traffic enforcement, including crosswalk violations during school hours. In addition to traffic enforcement and high neighborhood patrol visibility, these patrols resulted in the following stats:

- 7 traffic violation warning were issued
- 4 citations for traffic violations were issued
- 31 citizen contacts were initiated
- 18 patrol assists were performed
- 7 night patrols were performed

The Securitas monthly report(s) showed a marked increase in abandoned vehicles and an increase in stolen mail.

External Affairs: Cathryn Hummel

About this time last year, our region was hit with a large snow storm that had many residents in the neighborhood stuck for several days. As a reminder to all residents, the roads throughout the HOA are owned and maintained by King County. Only authorized individuals from the County are permitted to plow the roads due to liability concerns for damages or injuries. King County has provided the following links for residents to prepare for winter weather:

- Track the weather forecast at [National Weather Service](#)
- Walk through the [Take Winter By Storm checklist](#) on winter weather preparedness
- For a map of snow routes, [click here](#). (More snow routes are currently being implemented on unincorporated roads in the [Fairwood/Renton Highlands area](#) and the [Covington/Black Diamond/Maple Valley area](#).)
- If you need assistance with road maintenance and traffic safety issues, call the 24/7 Road Helpline at 206-477-8100 or 1-800-527-6237
- Stay up to date with closures, delays, projects, and available transportation aid through the [King County Road Services website](#).

- For the fastest updates on road conditions, sign up for email and/or text [road alerts](#) or follow the King County Road Services Division on [Twitter](#) at @kcroads.

Tax season is upon us. United Way of King County offers free help with your taxes. This service is available at Fairwood Library with no appointment needed during the following times through April:

Mondays, 5-8pm
Thursdays, 12-3pm
Saturdays, 10am-4pm

You will need to bring your social security card, photo ID, all tax statements, health insurance information. It's also recommended to bring last year's tax return and a bank account number and routing number.

For more information call 211 or visit uwkc.org/taxhelp.

Active Work

Active Work: Jordan Bergeron

MOTION: Board moves to approve the Green Effects Maintenance Contract. **Second:** Yes.

Discussion: None. **Vote:** 8-Yes, 0-No. **MOTION CARRIED.**

Adjournment: Bonnie Lyon

MOTION: Board moves to adjourn the meeting. **Second:** Yes. **Discussion:** None. **Vote:** 9-Yes, 0-No. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:30 p.m. The next meeting will be on **Tuesday, February 25, 2020** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. A Meet and Greet will start at 6:30. Any homeowner wishing to enjoy dinner in the dining room prior to the meeting can be served from 5:30-6:45 p.m. The club has a dress code rule of wearing shirts with collars. All attendees are requested to respect the dress code.

Respectfully submitted,

Jim Canterbury
Secretary