

**Fairwood Greens Homeowners Association  
Monthly Report of the Board of Trustees  
June 23, 2020**

The monthly meeting of the Fairwood Greens Homeowners Association scheduled for June 23<sup>rd</sup> was cancelled due to the Covid-19 outbreak. No meeting was held.

**Committee Reports**

***Executive Committee Report:*** Bonnie Lyon

While we are distancing, each committee will provide reports at our website. Currently, no action of the board has been required; however, any action will be ratified at the next homeowners' association meeting.

Homeowners, please note:

- Property maintenance monitoring is underway. All lawns and gardens, painting, fencing, waste containers must comply with R&R for aesthetics. **IF YOU RECEIVE A VIOLATION NOTICE, PLEASE FOLLOW INSTRUCTIONS AND USE THE RESPONSE FORM FOR YOUR REPLY.** Homeowners must respond with a plan to correct violation(s). Homeowners must alert HOA when property issues are brought into compliance.
- Be sure to complete and submit ACC forms for changes to front of house areas, including paint, fencing, and hardscaping.
- 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.
- Use of community parks is subject to requirements and directives from government and health authorities.

***Common Property Committee Report:*** Jordan Bergeron

- Windy weather has causes many of our flags to become tangled or wrapped around the poles. Looking for volunteers to help straighten out the flags. It would also be greatly appreciated for those residents that live near a flag, have the means to reach it, and feel comfortable doing so to help with straightening the flags as well.

- **REMINDER: Culvert Replacement Project (162nd Avenue SE at SE 166<sup>th</sup>)**  
Planners originally scheduled the culvert replacement for summer 2021, however the discovery of a nearby sinkhole prompted work to be done sooner. At this time, the three-month project is scheduled for construction this summer between roughly late July and early fall.
  - Contact information: Broch Bender, Roads Communications Manager King County Local Services, Desk: 206-263-1189 | Mobile: 206-584-6174
- The summer Port-o-Potty placement at Allen Park is partially on hold due to the stay-at-home order and social distancing related to COVID-19. Current target is June/July.
- Still looking into the cost to repaint the four-square/pickle ball court at Allen Park. If you have the means to help clean and repaint and would like to volunteer, please contact the HOA.
- Thank you to Greg Anderson for putting on the Ice Cream Truck Social on June 19<sup>th</sup>!
- Thank you to Rosie Rourke and Team for putting on the Diaper and Feminine Hygiene drive happening June 27<sup>th</sup>!
- The 4<sup>th</sup> of July Kid Parade event has been approved for Allen Park. For those that participate, please ensure you follow the social distancing and mask requirements to protect yourself and others from possible COVID-19 infection.

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

**Finance Committee Report:** Lisa Lord

**Income and Expense Report**

	<b>May</b>	<b>Budget</b>
<b>Revenues</b>		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 280	\$ 5,355
<b>Total Income</b>	<b>\$ 37,755</b>	<b>\$ 42,830</b>
<b>Expenses</b>		
Administration	\$ 32,976	\$ 37,152
Bad Debt Expense	\$ 2,000	\$ 2,000
Office	\$ 1,038	\$ 881
Professional Fees	\$ 1,768	\$ 1,960
<b>Total Expenses</b>	<b>\$ 37,782</b>	<b>\$ 41,993</b>
<b>Net Income/Loss</b>	<b>\$ (27)</b>	<b>\$ 837</b>

**Year to Date Income and Expense Report**  
(Since September 1, 2019)

	YTD	Budget
<b>Revenues</b>		
Assessment Income	\$337,275	\$337,275
Other Income	\$ 65,032	\$ 48,195
<b>Total Income</b>	\$402,307	\$385,470
<b>Expenses</b>		
Administration	\$323,640	\$334,367
Bad Debt Expense	\$ 18,000	\$ 18,000
Office	\$ 12,790	\$ 13,929
Professional Fees	\$ 17,741	\$ 21,640
<b>Total Expenses</b>	\$372,171	\$387,936
<b>Net Income/Loss</b>	\$ 30,136	\$ (2,466)

**Balance Sheet as of May 31, 2020**

<b>Current Assets</b>	\$ 701,291
<b>Allowance for Doubtful Accounts</b>	\$(100,385)
<b>Current Liabilities</b>	\$ 83,584
<b>Income</b>	\$ 30,136
<b>Equity</b>	\$ 487,186

**Special Projects Committee Report:** Bonnie Lyon/Cathryn Hummel  
While July 10-12 garage sale plans are underway, bands are already booked for five August Sunday nights in the park this year, and vendor has been engaged for our LAST SPLASH event September 13, we are subject to current events and social distancing guidelines. As of now, all events remain on the schedule. Homeowners can expect a postcard to alert them of events.

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

**Property Maintenance Committee Report:** Andrew Jones

Inspection Date	Inspection Count	Total	Inspection Reversals	Notice Date	Property Violations	1 <sup>st</sup> Notice	2 <sup>nd</sup> Notice	3 <sup>rd</sup> or >
5/26, 6/12 & 6/15/20	91	91	1	*	**	93	41	19

Notice Date	Total Cumulative Property Notice	Total Cumulative Car Tab etc.	Property Notice Retractions	Car Tab Retractions
*	153		1	

\* Notice Date: 6/3, 6/4, & 6/9

\*\* Property violations: Branches, waste can, plastic on roof, storage box, exercise bike

**Architectural Control Committee Report:** Jim Roberts  
17 approved projects

**Legal Committee Report:** Jim Canterbury

1. Discussed several payment and collection plans.
2. Discuss couple of payment plans for non-payment of dues.
3. Advice on the State Governor Proclamation changes to HOA's on fees, fines and collections for 30 days based on the Eviction Ban which was extended until June 30<sup>th</sup>, 2020.

**Security Committee Report:** Jack Bramson

There are no King County Sheriff's patrol stats or activities to report as the KCSO is still restricted from performing any 'off duty' patrol shifts due to the pandemic and civil disturbance issues. The Sheriff recently approved a resumption of off duty patrol assignments. We should see them back on our streets soon.

There was a BLM coordinated march that started outside of our community but did pass by. The KCSO had a strong area presence and there were no reports of any issues and the march was peaceful.

The monthly Securitas report shows very little activity in most reporting categories. There was increased activity in open garage doors which is not unusual in warmer months, as well as an increase in solicitor contacts. There was also a situation where a homeowner complained about an interaction they had with a Securitas officer. An investigation was performed, and the situation was remedied after the arrangement of a meeting between the involved homeowner(s) and the Securitas officer.

Also, the billing discrepancy with the Securitas contract was resolved.

**External Affairs Report:** Cathryn Hummel

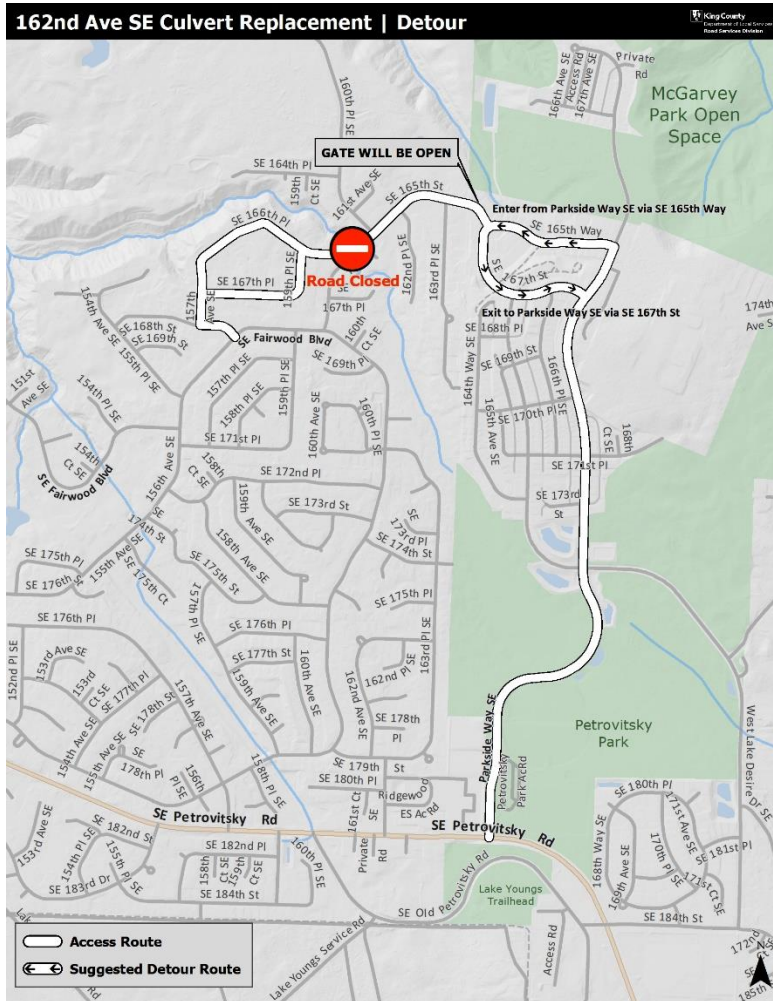
King County is working on two culvert replacement projects in the neighborhood. The details for each are as follows:

### **162nd Avenue SE at SE 166th Court Culvert Replacement Project**

King County will replace a deteriorating underground pipe with a larger concrete culvert this summer. Construction will require a full road closure on 162nd Avenue SE between SE 166th Place and SE 166th Court for the duration of the culvert replacement work. A signed detour will be in place, and local access will be maintained – [see the detour](#)

[map](#). The work will take about eight (8) weeks to ten (10) weeks to complete. We expect to begin work in early August and end in late October, more specific dates will be shared at least two weeks in advance. In the meantime, please [visit the project website](#) (<https://www.kingcounty.gov/depts/local-services/roads/162nd-avenue-se.aspx>) or reach out to us with any questions.

**Contact:**  
Broch Bender, Communications  
[bbender@kingcounty.gov](mailto:bbender@kingcounty.gov) or 206-263-1189



**Fairwood Boulevard SE just east of 151<sup>st</sup> Ave SE**

This project is just starting. It will involve replacing the road culvert and part of a stormwater facility (DR0515). This pipe system conveys a tributary (0306A) of Madsen Creek. Soil boring tests and surveys are starting now.

**Contact:**

Rachel Barryessa, Engineer/Project Manager

[Rachel.Berryessa@kingcounty.gov](mailto:Rachel.Berryessa@kingcounty.gov) or (206) 477-4644

