

**Fairwood Greens Homeowners Association
Monthly Board Meeting of Trustees
January 24, 2012**

President Jim Canterbury called the monthly meeting of the Board of Trustees to order at 7:00 PM. Trustees in attendance were: Erin Aboudara, Shauna Ballestrasse, Doug Christensen, Gregory Hamblen, Bonnie Lyon, Jerry Smith, Doug Younts and Jim Canterbury. Also in attendance were Securitas Security, Renton Fire Department and 3 Homeowners.

Government/Guests Reports to the Board

Securitas Security: Officer Ken Talkington
November 17, 2011 to January 19, 2012

	December	January	Totals
Alarm Calls Home/Vehicle	2	0	2
Arrest	0	1	1
Barking dog	2	0	2
Break in	1	0	1
Burglary	1	0	1
Hit and run	0	2	2
Informational	4	3	7
Open garages	46	39	85
Police activities	5	0	5
Solicitors	3	1	4
Stolen property/mail	3	0	3
Street lights	4	3	7
Theft	4	1	5
Trespassing	5	0	5
Vacation checks	80	57	137
Vehicle accidents	1	0	1
Vehicle vandalism- driveway	3	1	4
Vehicle vandalism-street	4	1	5

Renton Fire Department- Rick Marshal

- There were a couple of fires this past month, one in the Cascade Vista area. A generator started a board on fire which caught a house on fire.
- One serious head on collision on the Maple Valley Road.
- Don't keep combustibles near heaters.
- Call 911 if you see wires down on the ground.
- Fire District is offering Adult CPR classes for ages 12 and up starting in February. Watch for sandwich board signs to be placed outside the stations with information about the classes and how to sign up.

Approval of the minutes:

MOTION: Approve the November minutes as submitted. **Second:** Yes. **Discussion:** None.

Vote: 8-0. **MOTION CARRIED.**

Review of Annual Calendar: Jim Canterbury

All up to date

Greeter's Report: Lenore Lee
No report

Homeowners Comments

Limited to 5 minutes per Homeowner

- Homeowners appreciate the 24 hour security service.

Committee Reports:

Executive Committee: Jim Canterbury

- I'd like to say "Thank you" to board members Gregory, Doug C, Jerry and Ole for hanging the Holiday decorations at the front entrance and Homeowner George Seeman for helping removing the decorations.

Common Property Committee: Gregory Hamblen

Sad but true, the Holidays are over. A quick reminder that per our HOA rules: "Holiday Decorations- Christmas lights and other holiday displays must be removed from view within thirty (30) days following the holiday occurrence." By following this rule it helps maintain our house values.

Common Areas debris removal is in the works and I will be driving around the area and coordinating removal of debris as I see it.

I don't know your immediate areas as well as you do, so requests for removal can be sent to: contact@fairwoodgreens.org. If the area is not cleaned or repaired to your satisfaction an email and an attached photo would work wonders to help identify the problem.

If you see an immediate hazard, please call or send an email to the HOA, call security, and if possible, block off the dangerous zone if by doing so will not endanger you or anyone else. If the debris is blocking the road during the event and we cannot be contacted, my advice would be to contact King County.

I will not be out checking and fixing any issues during the event. After the event is over and the area is safe I visually check out the common properties and call contractors to put the common properties back to the standard that we have become accustomed to seeing. With a major storm as we have seen, it may take up to a week to get the repairs started and completed. Please be patient as we will dedicate our immediate response to the areas that are dangerous.

Was this storm a mild inconvenience or a stressful hardship? My family and I had the most fun during and after the storm as it was a great time to stay home enjoy the warm fire and talk with loved ones. Emergency management and response is what I do on a full time basis, so feel free to stop by your HOA meeting, which is every month and we can discuss equipment lists and how to prepare for future events.

Records, Correspondence and Web Committee: Shauna Ballestrasse
Nothing to report

Finance Committee: Doug Christensen-

Income and Expense Report

	November	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 1,922	\$ 2,200
Total Income	\$ 39,397	\$ 39,675
Expenses		
Administration	\$ 29,853	\$ 33,212
Office	\$ 682	\$ 1,500
Professional Fees	\$ 145	\$ 5,650
Total Expenses	\$ 30,683	\$ 40,362
Net Income/Loss	\$ 8,714	\$ (687)

Year to Date Income and Expense Report (since September 1, 2011)

	YTD	Budget
Revenues		
Assessment Income	\$ 112,425	\$112,425
Other Income	\$ 9,837	\$ 6,600
Total Income	\$ 122,262	\$119,025
Expenses		
Administration	\$ 99,800	\$109,335
Office	\$ 4,587	\$ 5,000
Professional Fees	\$ 727	\$ 10,950
Total Expenses	\$ 105,114	\$125,285
Net Income/Loss	\$ 17,148	\$ (6,260)

Balance Sheet as of 11/30/11

Current Assets	\$401,060
Fixed Assets (Net)	\$ 2,196
Current Liabilities	\$ 59,143
Income	\$ 17,148
Equity	\$326,965

Income and Expense Report

	December	Budget
Revenues		
Assessment Income	\$ 37,475	\$ 37,475
Other Income	\$ 3,082	\$ 2,200
Total Income	\$ 40,557	\$ 39,675
Expenses		
Administration	\$ 29,731	\$ 32,712
Office	\$ 2,111	\$ 2,500
Professional Fees	\$ 6,497	\$ 3,650
Total Expenses	\$ 38,339	\$ 38,862
Net Income/Loss	\$ 2,218	\$ 813

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Year to Date Income and Expense Report (since September 1, 2011)

	YTD	Budget
Revenues		
Assessment Income	\$ 149,900	\$149,900
Other Income	\$ 12,919	\$ 8,800
Total Income	\$ 162,819	\$158,700
Expenses		
Administration	\$129,531	\$142,047
Office	\$ 6,698	\$ 7,500
Professional Fees	\$ 7,224	\$ 14,600
Total Expenses	\$ 143,453	\$164,147
Net Income/Loss	\$ 19,366	\$ (5,447)

Balance Sheet as of 12/31/11

Current Assets	\$370,072
Fixed Assets (Net)	\$ 1,757
Current Liabilities	\$ 25,498
Income	\$ 19,366
Equity	\$326,965

Special Projects: Bonnie Lyon

No activity for month. A reminder that the "Meet and Greet" for all residents will be hosted prior to the February 28, 2012 meeting at 6:30. Please join the Board Members for coffee, tea and cookies.

Property Maintenance: Jerry Smith

December 2011 and January 2012	Month	Y-T-D	YTD 09/10
Total non-compliance letters issued	58	213	214
Initial Letters	21	79	83
Aesthetics	9	27	14
Animals	2	5	7
Offending Conduct	0	8	5
Recreational Vehicles	3	18	15
Rental Requirements	0	2	8

Vehicles	7	19	34
2nd & 3rd Letters	14	40	31
Aesthetics	7	19	5
Animals	0	0	1
Recreational Vehicles	2	10	6
Rental Requirements	0	1	1
Vehicles	5	10	18
Thank you Letters	16	73	76
Aesthetics	6	29	19
Recreational Vehicles	4	17	14
Rental Requirements	2	7	9
Vehicles	4	20	34
Final Letters	5	16	16
Aesthetics	3	10	3
Recreation Vehicles	1	4	2
Rental Requirements	0	1	2
Vehicles	1	1	9
Fine Letters	2	5	8
Aesthetics	2	4	4
Recreational Vehicles	0	1	0
Rental Requirements	0	0	1
Vehicles	0	0	3

Architectural Control Committee: Jack Bramson- submitted in his absence

- 4 ACC forms/requests for project approval(s) were submitted (3 for roof replacement and 1 for window replacement) and all requests were in compliance with Fairwood HOA ACC guidelines.

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Legal Committee: Jim Canterbury

- Homeowner collection activities.
- Discussed foreclosure sale after bankruptcy.

Security: Doug Younts

Sherriff patrols:

Tickets issued: 2 (1/4), 3 (1/5), 1 (1/9), 1 (1/11), 2 (1/14), 1 (1/17).

Total = 10 Citations this period.

- Mostly speeding infractions. Other citations issued for running a stop sign. Speeding infractions continue on a downward trend.

General Info:

1. We are asking that residents who parking along the street, do so legally. Parking on the sidewalks creates an unsafe condition for pedestrians who may need to enter the roadway to get around.
2. It is common these days that our residents are not reporting crimes to the police. When you report these incidents, you increase our potential to get additional police resources on an ongoing basis. We augment our security patrols with off duty police patrols which we all pay for. With your help, we may get more for our money.

3. Burglaries, car prowls and mail theft continue to be a problem in the Greens. Please be vigilant and make appropriate reports to the police as well as security.

- For all emergencies, call 911.

- Non-emergency line:

Unless you need an immediate response to a fire, medical or police emergency, you can call the non-emergency number at (206) 296-3311. Using the non-emergency number keeps 9-1-1 available for true emergencies.

External Affairs: Erin Aboudara

On December 2nd, I attended a public meeting regarding the KCLS Fairwood Branch Library Expansion Project. The 1986 building will be expanded by 5,000 SQ FT to a total of 20,000 SQ FT when completed. It will be a sustainable building with a green roof and will include improved drainage around the grounds including a rain garden. As much of the trees and plants as possible will be preserved. The building will not be completely rebuilt but will have many new features and will remain one-story but will have higher ceilings with improved acoustics and will have many new windows added to increase natural lighting. The facility will basically be redesigned both inside and out to reflect the modern use and feel of libraries which are increasingly used for community activities as well as for research and reading. New state of the art book sorting equipment will be included in the new design, increasing speed and efficiency of returned books back to the shelves to set aside to fulfill holds placed by library patrons. The Fairwood Library is one of the busiest library branches in the King County Library System. The library will be closed for up to one year in mid-2013 and is scheduled to be re-opened in early 2014. A temporary storefront location in Fairwood will be set up for the time the library is closed for the building project—location not announced yet. I have signed up to receive periodic updates and meeting information to keep Fairwood homeowners informed of the project.

Active Work**Various items:** Jim Canterbury:

1. New flag donated to the HOA by Homeowner Jon Adams.

2. Outside burning (trash, yard waste, weeds, tires, trees, etc.) is illegal burning and is banned by King County. If you witness this being done, call the fire department- 911.
3. Park patrol with Candlewood/Carriagewood has not had any further action.

Property Maintenance-Jerry Smith:

Motion passed via email sent 12/01/11

MOTION: That the owners of the property at code 012216 be assessed a fine of \$10 per day as allowed by the Association's R&R on Aesthetics starting Dec. 5, 2011, if they have not complied with the Association's request to removed two contactor's signs from their yard by Dec. 4, 2011. **Second?** Yes. **Discussion?** None. **Vote:** 8-0. **MOTION CARRIED.**

MOTION: Adjourn the meeting and move into Executive Session. **Second?** Yes. **Discussion?** None. **Vote:** 8-0. **MOTION CARRIED.**

Closing

The meeting adjourned at 8:00pm. The next meeting will be held on **Tuesday February 28, 2012** and will begin at **7:00 p.m.** at the Fairwood Golf and Country Club. The club has a dress code rule of shirts with collars must be worn in the clubhouse. All attendees are requested to respect this restriction.

Respectfully submitted,

Jim Canterbury,
President