

Fairwood West Annual Meeting

Minutes of Meeting

October 16, 2008 - 7:00 pm

The 2008 annual meeting of the Fairwood West Homeowner's Meeting was called to order at 7:00 pm. Board members in attendance were Cecile Blumenzweig, Pat Wyre, Lou Carlascio and David Mahowald. Also present was Barb Simeona, Association Bookkeeper and Recording Secretary, Officer Sam Shirley of the King County Sheriff's office and 7 homeowners.

Fire District 40 Report

No representative was present to report.

King County Sheriff Department Report

Officer Sam Shirley was present to report.

Officer Shirley introduced himself. He reported no real drastic changes in the Fairwood West area. One of the most common areas of crime is burglaries of garages and cars. Please remember to close your garage doors, park in your garage if you can and do not leave valuables in your car.

He noted that King County helicopters do patrol the area – usually later in the evening.

Homeowner question – Homeowner states he does not see the King County officers patrolling his street – 160th Pl. He is retired and home most of the day working in the yard etc. He does not feel they are patrolling that area. He feels it would be good for the kids of the area to see that King County does patrol this area.

Answer – Officer Shirley stated that they patrol the entire neighborhood paying special attention to the busier parts for speeding etc. He will make sure to patrol the area in question more frequently.

Cecile Blumenzweig reported that by having King County as our security the "middle man" has been cut out which makes response time that much faster. She feels the association is getting their money's worth because police can respond and react.

Homeowner question – When he attended the July Fairwood West monthly board meeting there was discussion regarding solicitors. Solicitors are stating they have permits, everyone has the right to walk down the sidewalk and they have not broken any laws by coming to your door. He feels that the "no soliciting" sign is not legal. Can you respond on that?

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Answer – Officer Shirley responded that King County can issue a trespass warning to solicitors if the board wants them to. Politicians and Church solicitors cannot be kept away with a no soliciting policy. He noted that permits are required under some circumstances and it is only considered trespassing if the solicitor does not respond to the request to leave. Officer Shirley noted that 90% of burglaries happen during the hours of 9-5. If he had to, he would guess that 100% of the burglars knock on the front door first to find out if the home is occupied. They pretend they are solicitors. If you have a no soliciting policy and the homeowner's are aware when they see someone in the neighborhood they will become suspicious and call 911. This provides a deterrent.

David Mahowald and Cecile Blumenzweig noted that they feel homeowner's want the no soliciting signs – many homeowners' have requested it. They welcomed the homeowner to come back to a future meeting and discuss. Officer Shirley also offered to sit and discuss this matter with the homeowner.

Lou Carlascio noted that it should be what the majority wants – possibly put it up for a vote of the association.

Treasurer's Report:

2008 performance – David Mahowald noted ytd the association is \$418 over budget on expenses.

Summer months are expensive with water.

The association spent approximately \$2,300 more than anticipated on legal fees.

2009 budget – David Mahowald explained why the proposed dues increase is needed. Most expenses are not going to decrease and if no increase is received the association will not have a balanced budget. There has not been an increase in several years.

Homeowner question – Are there reserves?

Answer – Yes there is approximately \$165K in reserves.

There are two entryways that need to be completed that were approved to be completed a long time ago.

There are common property areas that need upgraded. To do this will cost approximately \$40K - \$60K.

The board does not want to have to go to the homeowner's for an assessment if something major were to happen.

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Nomination of Candidates to the Board of Trustees

Open nominations for board of trustee positions – there are 7 open positions.

Nominations from the floor – There were two homeowner's present that asked to be nominated for the board. Amrik Pandher and Adrien Ryneveld. Lou Carlascio made a motion which was 2nd and approved that Amrik Pandher and Adrien Ryneveld serve on the board.

Vote On Board of Trustee Candidates: All candidates were approved as there are more positions open than candidates. Those approved are Cecile Blumenzweig, Dan Rystrom, Amrik Pandher and Adrien Ryneveld.

Committee Reports:

Architectural Control - In the Fairwood Flyer there is the architectural control form for Fairwood West homeowners.

Common Properties – Cecile Blumenzweig reported that the board has a 5-year plan for the park. Immediate plans include numerous trees that will be removed soon and the stumps ground down. The fence will also be fixed. Future plans include replacing the kids equipment, purchasing more benches and picnic tables.

Pat Wyre noted that AKA Electric came and gave a bid to fix the light in the entryway island that was damaged by the hit and run. It will cost approximately \$381 to fix. David Mahowald made a motion; it was 2nd and approved to accept the bid from AKA Electric for \$381 to fix the entryway island light. Pat will contact them.

Cecile reminded all homeowner's that help is needed for the entryway holiday lights. Please look for the dates for decorating in the Fairwood Flyer.

Community Events – Pat Wyre reported that with the help of Eileen Richards there are several consistent, very successful events held each year.

Garage Sale – the last weekend of June 2009.

Easter Egg Hunt

Home Holiday Decoration Contest.

Covenant Enforcement – Lou Carlascio explained how the monitoring of covenant enforcement is done. It was noted that penalties are not the goal of the board. It is the goal of the board for all homeowner's to maintain their homes in compliance with the association CC&R's. Homeowner's are given many months to comply or respond before fining begins. If you receive a violation letter – please communicate in writing what your plan is for compliance.

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It was noted that new CC&R books will be passed out to all homeowner's in the next few months. The board thanks Lou and Denise Carlascio for their help in digitizing and printing of these new books.

Pride In Ownership – Lou Carlascio reported that this will begin again in the Spring.

Security – Pat Wyre reported that the cost of security will go up in when the officers begin working under a new contract. They work 52 hours a week for us each month. Their time is split 60/40 with the Crest.

Election Results – The dues increase proposal passes 75% yes to 25% no. This will be effective with the January 1, 2009 billing.

Open Discussion:

It was noted that no one had received the Fairwood Flyer yet again this month. Barb will check with the editor to find out when it can be expected.

Pat gave the name and phone number of a homeowner that would like to get help cleaning up the 3-way stop area. Laurence Hudacek – 206-296-0606.

The annual meeting adjourned at 8:30 p.m.

The board adjourned to an executive session until 9:00 pm.

The next monthly meeting of the Fairwood West Homeowners Association will be held on Thursday November 20th, 2008 at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,
Barb Simeona