

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

May 21, 2009 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order on Thursday May 21st, 2009 at 7 pm. Trustees in attendance were Cecile Blumenzweig, Pat Wyre, David Mahowald, Adrian Ryneveld and Dan Rystrom. Also in attendance was Barb Simeona, Association Bookkeeper, 3 homeowners and guest Liz Shier of John L. Scott & Coast Capital Property Management LLC.

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### **~ MONTHLY REMINDERS ~**

***Fairwood West Garage sale is June 26th – 28th !***

***Please remember that if you have outstanding homeowner's dues and/or CC&R fines, you are subject to finance charges, possible legal fees from liens and if necessary, collections.***

***Visit the Fairwood West website located at [www.fairwoodcommunitynews.com](http://www.fairwoodcommunitynews.com) – Under the navigation bar, hover over "Communities" and select "Fairwood West". Here you can find meeting minutes, architectural request forms, CC&R's and contact information.***

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Guest Speaker – Guest speaker Liz Shier of John L. Scott introduced herself. She was invited to speak by the board on a recommendation of Lou Carlascio, Fairwood West Board Member. She noted she is currently in the process of changing her license to a property management license and is working for Coast Capital Property Management LLC.

She was present to talk about the foreclosure market and what it means to have a house in foreclosure in the neighborhood.

She gave the board several handouts on statistics and terminology.

Foreclosed homes tend to sit unoccupied for a while and the best idea is to make them look occupied. Mow the lawns, pick up the papers on the front porch, pickup any mail that accumulates and store it in a box until you find out who the real estate agent is and can pass it on. Report any vandalism to the authorities. Report any signs of rodents or vermin to the proper authorities.

Fairwood West HOA Monthly Board Meeting

It is important to keep the neighborhood looking as normal as possible during these times where there are a lot of foreclosures on the market. Foreclosures drive the price of everyone's homes down. They make your home worth less because your home becomes devalued as the neighborhood becomes devalued.

Minutes of Previous Meeting – The minutes from the April 2009 meeting were accepted as presented. It was noted for the record that the word "site" should be "sight" in the April minutes.

Fire District 40 – For Fire District news please see the FD 40 report in the Fairwood Flyer.

King County Sheriff's Report – No representative was present to report.

Homeowner Comments – There were two homeowner's in attendance to bring to the attention of the board a home that they feel has suspicious activity going on. The board thanked them for their concern and will put them in touch with Officer Sam Shirley of the King County Sheriff's office.

Homeowner Covenant Enforcement Appeals – No appeals to be heard. If you wish to appeal your covenant enforcement violation you will need to contact Lou Carlascio and setup a meeting to discuss with the Appeals Committee. Lou's contact information can be found in the Fairwood Flyer or online on the Fairwood Community News website as noted above.

Security – Adrian Ryneveld reported that the King County Sherriff's office is holding a "Community Crime Prevention" meeting on July 9th from 6-8 pm at the Nativity Lutheran Church. This meeting is open to all.

Cecile passed on the Fairwood Crime Statistics report to Adrian that she had received. Barb will ask Sam to add Adrian to the distribution list.

Financial Report – The financial report was accepted as presented.

There was discussion regarding the money spent so far on the park issues. David will be moving funds in June to cover the final payment on the permanent fencing being installed in the park. The final payment will be made once the job is completed to the satisfaction of the board.

Pat was asked to have Emerald City provide a hard copy of the fence agreement.

Barb asked Cecile to give the collection agency contact a call to get a status update.

Treasurers Report – David gave Barb a copy of the 2008 tax return for the files.

Fairwood West HOA Monthly Board Meeting

Architectural Control Report – No representative present to report.

Common Properties Report – Pat had the landscaper trim some trees and bushes in the park. It was decided to let the grass that will be within the permanent fence go natural. If it becomes an eyesore then a decision will be made on what to do with it.

Once the fence and gate are installed the play equipment will be moved.

Pat planted all the flower boxes and turned in the receipts.

David Mahowald made a motion which was 2nd and approved to postpone all further park discussion until the June 2009 meeting.

Community Events –The annual Garage Sale will be June 26th – June 28th from 9 am to 5 pm daily. If you are interested in helping with the garage sale please call Eileen Richards at 425-223-0005.

Pride In Ownership – Thank you to the following homeowners who were chosen for this month's Pride in Ownership Awards. Each owner is given a certificate and a gift card.

The community appreciates all your hard work in keeping your yard and home beautiful.

Roberta Stainbrook – 16301 134th Ave SE
Joe & Dawna Forschler – 16106 133rd Pl SE

Denise Carlascio showed an example of the certificates that are handed out on behalf of Lou Carlascio who was out of town.

Covenant Enforcement – The board reviewed all the homes that were previously in process.

4 violations were complied with in May – thank you to those homeowners!

It was noted again for the record that there are numerous portable carports going up in the neighborhood. These are in violation with the CC&R's. They can be put in the backyard where they are not visible but they cannot be in the front of the home. They are not an acceptable structure.

The board of directors will be sending letters, fining homeowners, putting liens on homes for unpaid dues/fines and send to collections homeowners who are in violation of the CC&R's and ignore the letters they receive.

Fairwood West HOA Monthly Board Meeting

Unfinished Business Report – Barb has not purchased the scanner yet – it is on backorder.

New Business Report – Dan Rystrom noted he contacted King County to come sweep the streets in Fairwood West and they did come and complete the cleaning. Cecile noted that they shoveled a lot of gravel by the drain on 139th. Dan gave her the phone number to contact them to have them clean it up – 206-296-8100.

The meeting adjourned at 8:50 p.m.

The next monthly meeting of the Fairwood West Homeowners Association will be held on Thursday June 18th, 2009 at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE. Meetings are now held in the portable building on the church property.

All residents are welcome to attend.

Respectfully submitted,
Barb Simeona