

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

June 18, 2009 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order on Thursday June 18th, 2009 at 7 pm. Trustees in attendance were Cecile Blumenzweig, Lou Carlascio, David Mahowald, Adrian Ryneveld and Amrik Pander. Also in attendance was Barb Simeona, Association Bookkeeper and 1 homeowner.

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### **~ MONTHLY REMINDERS ~**

***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.***

***Please note that the board of Fairwood West is going to start taking a more aggressive approach toward abandoned automobiles and poor maintenance of the exterior of homes.***

***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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Minutes of Previous Meeting – The minutes from the May 2009 were accepted as presented.

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 was one homeowner in attendance to discuss the carport he had put up at his home. The board will get back with him and thanked him for attending the meeting.

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

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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 did check on the home previously discussed in prior month's meeting minutes.

Sam Shirley did report to Adrian that with school out they will be heavily patrolling traffic and groups of kids that they observe.

It was reported that there were four burglaries in the last month – one was in the West. Car prowls seem to be decreasing. The speed control in the area seems to be working.

David Mahowald spoke regarding the shopping carts left in the front entryway area. It seems to be the same people leaving them. The board encouraged people to get a description if they see the individual(s) leaving them so it can be turned over to the police.

The current level of security provided in the Fairwood West area was discussed.

The ongoing problem of solicitors was discussed.

Financial Report – The financial report was accepted as presented.

There was discussion regarding what the board can do about properties that are not cleaned up and are ignoring covenant violation letters and/or fines.

Adrian moved that the board revise the budget for the year to reflect the decrease in income and to show the expenses to date in the revised budget. There was no second on the motion.

Amrik noted he feels that the expenses will decrease now that there is a temporary solution for the park issues.

Treasurers Report – David noted that there was a cd that was cashed in to cover park expenses. \$10k will be put in the Bank of America checking account and the remainder will roll over into a new cd.

David and Cecile will go to Chase bank to get signatures updated.

David noted that for the next quarter the board should really hold the line on discretionary spending. Lou feels that we have a lot of abandoned homes that are going to have to be cleaned up. The front entry watering was discussed as a way to

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reduce expenses. The water does not need to be on as frequent as it is now. Cecile will contact the landscapers to get this adjusted.

Architectural Control Report – Nothing new other than what was noted in homeowner comments.

The board discussed the carport in question.

Common Properties Report – Pat was not in attendance. It was noted that the final payment for the park fencing is due but we are waiting on the invoice.

Community Events –The annual Garage Sale will be June 26th – June 28th from 9 am to 5 pm daily.

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.

Michael Loveless & W. Todd Zerhire – 16042 131st PI SE

Don & Debora Erickson – 16104 131st PI SE

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

There are ten new violations turned in to the board for review.

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

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.

Unfinished Business Report – Nothing new to report.

New Business Report – Nothing new to report.

The meeting adjourned at 8:41 p.m.

The next monthly meeting of the Fairwood West Homeowners Association will be held on Thursday July 16th, 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.

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All residents are welcome to attend.

Respectfully submitted,
Barb Simeona