

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

July 16, 2009 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order on Thursday July 16th, 2009 at 7 pm. Trustees in attendance were Cecile Blumenzweig, David Mahowald, Dan Rystrom and Amrik Pander. Also in attendance was Barb Simeona, Association Bookkeeper. Lou Carlascio and Adrian Ryneveld made their absence known to the board.

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~ MONTHLY REMINDERS ~

**THE LOWER PARK IS CLOSED – PLEASE STAY OUT !**

*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 keep your dues current – this is how the association pays for security, utilities and common area maintenance*

*Please call any board member if you see an abandoned home. Be prepared to give the address so that we can have our security monitor activity.*

*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 June 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** – No homeowner's present to comment.

**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 made his absence known and noted for the record that he had the King County Sherriff's check on a vacant home on Fairwood Blvd. He had not heard back yet.

**Financial Report** – The financial report was accepted as presented.

There was discussion regarding collections and the increasing amount of past due accounts. The board discussed calling accounts that are past due.

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**Treasurers Report** – David noted for the record that he is concerned about money out vs money in. The board needs to be very frugal for the remainder of the year. It was noted that expenditures for the park were taken out of reserves.

**Architectural Control Report** – It was noted for the record that a FW homeowner was sent a letter and given until July 31st to respond with plans for their project. Once the plans are received it will be reviewed by David and Amrik.

**Common Properties Report** – Pat reported she was pleased with the fence company and would recommend them. It was noted that shortly after the fence and lock were installed that someone cut it off. She bought new locks and installed them. While there were no locks on the gate some people went down into the lower park area. She also had the landscapers trim some bushes in the park area.

It was noted that in the NW area of the entry there is a fence that is broken down. It is not a common area fence but an individual homeowner that is responsible. Lou will be asked to look into it.

There was discussion regarding the recommendation for a front entryway rain sensor for the sprinkler system. It comes with a cost of \$120. David will try to get more information on this and will get back to the board.

David noted that there are two dead evergreen trees in the front entryway. Cecile will talk to the landscapers to find out if water is getting into this area or not.

Pat noted that it looks like some of the plants need to be reshaped. The board was reminded that the plants in front of the utility boxes are there to screen the boxes.

There was discussion on the play equipment and if it will fit in the upper park area. It was noted that it was measured and determined it would fit. It's good, sturdy and has stood the test of time. The association should not spend more money to get new stuff when this stuff is in good shape and will fit in the gravel area.

Dan feels the board should look at both of the options – buying new and using the old.

**Community Events** –The annual Garage Sale was in late June. The coordinator noted it would be nice to have more homes involved. Thank you to Eileen Richards for working on this yearly activity. It was also reported that Eileen mowed the lawn of an abandoned home – Thank you Eileen !

**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.

A. Buck Dissel II – 13603 Fairwood Blvd  
Anthony Naccarato – 16207 135th Ave SE

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

There are no new violations turned in to the board for review.

2 violations were completed in July – thank you to those homeowners!

**Unfinished Business Report** – Nothing new to report.

## **New Business Report**

The church is re-keying the locks – Pat will make sure Barb gets a key.

The meeting adjourned at 8:15 p.m.

## **Fairwood West HOA Monthly Board Meeting**

The next monthly meeting of the Fairwood West Homeowners Association will be held on Thursday August 20th, 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