

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

September 17, 2009 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7 pm on Thursday September 17th, 2009. Trustees in attendance were Cecile Blumenzweig, Pat Wyre, David Mahowald, Lou Carlascio, Dan Rystrom and Amrik Pander. Also in attendance was Barb Simeona, Association Bookkeeper and one homeowner. Adrian Ryneveld previously made his absence known to the board.

~~~~~  
**~ MONTHLY REMINDERS ~**

*Please remember the annual meeting  
Thursday October 15th, 2009 – 7 pm – Nativity Lutheran Church.*

**DO NOT PARK ON YOUR YARD – IT'S A COVENANT VIOLATION!**

*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.*

~~~~~  
Minutes of Previous Meeting – The minutes from the previous meeting 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 present to report.

Homeowner Comments – One homeowner was present to see what the board was about.

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 sent his report via email. He reported that he has been unable to make contact with Deputy Sheriff Shirley. The July report showed an increase in burglaries and attempted forced entries. The trend seems to be continuing in August. Adrian spoke to an on-duty Renton police officer at the Cascade Shopping Center and he agreed with the trend but said that Renton had become very aggressive in patrolling. Adrian noted he feels the bad guys are moving out of Cascade and into the Fairwood area based on this information. Adrian noted that while a Neighborhood Watch Program is very effective the fact is that with more homes empty and the usual number of couples trying to earn a living during the day the available “eyes” during prime time for crimes (9am to 4pm) is limited.

Financial Report – The financial report was reviewed. The board reviewed a letter received from the HOA attorney regarding his changing of law firms. Lou noted he met with him and discussed the renter situation. David feels he has served the association well. Amrik stated it's a matter of trust. Everyone else on the board agreed. A motion was made, 2nd and passed to retain Greg Cromwell as the association attorney with the new firm that he is moving to.

Fairwood West HOA Monthly Board Meeting

Treasurers Report – David reviewed the proposed 2010 budget. The proposed budget has a 5% increase in dues which is the maximum that can be done per year. This is needed to cover security and the non-payment of dues on abandoned homes.

It was moved, 2nd and approved to accept the proposed 2010 budget and present it to the association.

Architectural Control Report – A response letter was received from a homeowner and reviewed by the board. David will be discussing options with the association attorney.

Amrik noted he received and is approving a request he received.

Common Properties Report – Pat reported that there are chains and locks on the gates in the park. It appears the sinkhole is getting worse. The board agreed to table any discussion of moving the play equipment until next year.

Community Events –Nothing new to report.

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.

Charles Masterson – 13226 SE 160th PI
Debra Zydek – 15850 132nd PI SE

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

There were three new violations turned in to the board for review.

One violation was completed in September – thank you to those homeowners!

Unfinished Business Report – Cecile spoke with the landscapers and there is a rain sensor in the front entryway and it works.

New Business Report – Lou Carlascio and Pat Wyre will re-run for their board positions. They will send Barb their resumes for the annual meeting documentation.

Cecile Blumenzweig announced that she will not be returning to the board in 2010. The board noted that they will miss her greatly. She noted she will be at the annual meeting.

The board discussed the rental control documents received from the association attorney. Adrian reported in his email he feels we need a task force to control rentals. Lou noted he spoke with the attorney regarding this issue. He reported that the association has broad authority in the law to regulate how homes in the association are taken care of. The board can require that the owner's tell us when they are renting, that they screen their renters and make sure the renter gets a copy of the CC&R's. Lou agreed with Adrian that a task force is needed to get some rules in place. It was noted that the attorney is willing to attend a board meeting to discuss. The board noted they would like to do a census of some kind to find out how many rentals there are in the association.

The meeting adjourned at 9:00 p.m.

The next monthly meeting of the Fairwood West Homeowners Association will be held on Thursday October 15th, 2009 at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Fairwood West HOA Monthly Board Meeting

Respectfully submitted,
Barb Simeona