

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

November 19, 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 November 19th, 2009. Trustees in attendance were Lou Carlascio, Adrian Ryneveld, David Mahowald, Pat Wyre, Eileen Richards, and Dan Rystrom. Also in attendance was Barb Simeona, Association Bookkeeper, Fire Chief Daniels and three homeowners.

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### *~ MONTHLY REMINDERS ~*

*The next two HOA meetings are Thursday December 17th and Thursday January 21st at 7 pm in the Nativity Lutheran Church portable building*

*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 previous meeting were accepted as presented.

**Fire District 40** – For Fire District news please see the FD 40 report in the Fairwood Flyer. Fire Chief Daniels was in attendance to report for the Fire District. He reported that 16 months ago the district elected to contract for the City of Renton. Fire District 40 does continue to exist. He is the fire chief and administrator for the City of Renton Fire Department and the fire chief in districts 25 and 40. He noted that he was not aware that battalion chiefs came to the monthly meetings in the past and apologized for them not attending for some time. The board welcomed him and looks forward to monthly attendance by a Fire District representative.

He reported that things have been pretty quiet over the last month. There was a 2-alarm fire in the Lk Desire area about 6 weeks ago. The occupant was rescued and is doing well. There will be renovations done on the station located in the Fairwood area on the Petrovitsky.

Pat asked if the money for renovations comes from King County. The answer was no. The district is a separate government to itself. There are five elected officials that run the special purpose district that provides free fire and rescue services. It is not a part of King County. You as a homeowner in the area pay \$1 per \$1K in assessed value of your home plus a benefits service charge to fund your district. It’s a very effective funding system.

He also explained how medic-type responses work. There is a paramedic unit out of downtown Renton. All Fire District 40 personnel are EMT’s. What this means is that you get a ride to Valley or Overlake for no additional charge. The five member board mentioned above determines what EMS type service is provided for the area.

If you have any concerns about the service you have received from Fire District 40 please complete the online survey that is on their website.

**King County Sheriff’s Report** – No representative present to report.

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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.

## **Board of Trustee Officer and Committee Appointments –**

Each officer and committee appointment listed below was nominated, 2nd and approved. These terms will be from November 2009 thru November 2010.

President – Lou Carlascio  
Vice-President – Adrian Ryneveld  
Treasurer – David Mahowald

Security Chairperson – Adrian Ryneveld  
Common Properties Chairperson – Pat Wyre  
Architectural Control Chairperson – Dan Rystrom  
Community Events Chairperson – Eileen Richards  
Pride In Ownership Chairperson – Lou Carlascio  
Covenant Enforcement Chairperson – Lou Carlascio

It was noted for the record that Pat would like a committee to help on Common Properties and Adrian Ryneveld will help out on pride in ownership and covenant enforcement.

**Security** – Adrian reported that he spoke with Deputy Sheriff Shirley yesterday. Residential burglaries have stayed at about 9 per month. Vehicle prowls are up quite a bit and it is a crime of opportunity. Adrian passed around photos given to him of local repeat car thieves who were apprehended. The police have been after the courts to give stiffer penalties and the new head of the court system has mandated that longer sentences be given.

The 2010 security plan was discussed. At the annual meeting Adrian gave a presentation about investigating a private security firm to provide security for Fairwood West. The Sheriff told Adrian that they can do better – they can try to recruit officers out of other stations and be more flexible with scheduling. Adrian also contacted Fairwood Crest and was told that they still want to work with the West on a combined security plan. Adrian is in favor of Securitas because they are a known entity and have a good reputation. They work in the Greens now so they are local and know what is going on in the area. The Sheriff also has a good working relationship with Securitas. We would need to tell them what our budget is and they would create a suggested schedule based on that dollar figure.

After further discussion about contract commitments and the general feeling of lack of safety in the community a motion was made, seconded and approved for Adrian Ryneveld to gather bids for security to be brought to the December monthly meeting.

**Financial Report** – The financial report was reviewed and questions answered.

The board discussed the plan for the possible discontinuation of providing The Fairwood Flyer to FW West homeowners. There were homeowner's in attendance that were for and against the proposal.

Some feel it is a waste since it's mostly old news, other feel it's the only way to mass communicate with our residents.

After all the discussion it was decided to send out a survey with the January 1st statement mailing to find out what the majority of FW West homeowner's want – to keep paying for and providing The Fairwood Flyer or to discontinue this service provided.

It was noted for the record that the local FW Community news website has all of the same advertisers now.

A motion was made, seconded and approved that the HOA continue to provide the Flyer for FW West homeowner's until the end of March 2010 until survey results can be reviewed.

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**Treasurers Report** – David requested that this month's meeting minutes on letterhead be sent to him so he can provide to the bank for check signer approvals. There are three check signers at the moment.

**Architectural Control Report** – No response has been received from the attorney on the letter that was received from a homeowner and reviewed by the board. Barb will email the attorney to get a status update.

**Common Properties Report** – Holiday decorating in the entryway – Lou noted that the decorations are in his garage. He will not be able to help with this. A motion was made, seconded and approved to allocate \$100 for holiday decorating in the entryway.

There was discussion on the two alternative entryway signs. A homeowner was in attendance to discuss her ideas. It was noted that King County has a sign making department and possibly they could do something simple for us. The homeowner was asked to gather some bids and bring them to the next monthly meeting.

It was noted for the record that the sprinklers in the front entryway were winterized and that they is still a light bulb out.

**Community Events** – The home holiday decorating contest judging will be on December 22nd.

A motion was made, seconded and approved to allocate \$100 for prizes for this event.

The annual Easter Egg Hunt will be Saturday April 3rd – details to follow in 2010.

**Pride In Ownership** – Nothing until spring.

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

Five violations were completed in October – thank you to those homeowners!

There are currently 15 homeowners in active violation status.

There was an email sent to the board from a homeowner that was previously fined for violations asking to appeal the fines.

**Unfinished Business Report** – Barb reviewed with the board the idea of a Fairwood email account attached to the Fairwood Community News website. A motion was made, seconded and approved to pursue the fee based type of email system to give storage and more flexibility for the association.

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

The meeting adjourned at 8:47 p.m.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday December 17th and Thursday January 21st at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,  
Barb Simeona