

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

February 18, 2010 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7 pm on Thursday February 18th, 2010. Trustees in attendance were Lou Carlascio, Adrian Ryneveld, Amrik Pandher, Pat Wyre and Elaine Diamond. Also in attendance was Barb Simeona, Association Bookkeeper, Battalion Chief Karl Rufener of Fire District 40 and two representatives of Securitas Security Services, Ken Talkington and Kevin Dubois.

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### **~ MONTHLY REMINDERS ~**

***The next 2 HOA meetings are Thursday March 18th & Thursday April 15th at 7 pm in the Nativity Lutheran Church main building***

***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. Battalion Chief Karl Rufener was in attendance to report for the Fire District. He reported that they are staffing an aid car 12 hours a day out of Station 13 as part of a study process for the next six months. This gives them the capability to transport to the hospital.

If the area of Fairwood is annexed into the City of Renton FD 40 will probably go away and it will be the City of Renton providing the fire service.

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

**Homeowner Covenant Enforcement Appeals** – There were no scheduled official 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.

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**Security** – Ken Talkington and Kevin Dubois of Securitas were present. They gave the new security contract to Lou and Adrian for signature. The only change requested was the billing period which needs to be changed from bi-weekly to monthly. New security coverage with Securitas and the discontinuation of King County officers as security will begin April 1st, 2010. They will be patrolling 4 days a week in 8-hr increments.

They discussed vehicle types and post-orders with Adrian. Adrian noted that the officer on duty needs to be visible to homeowner's. They were given a map of the area previously. It was noted that 3 of the 4 current patrol officers in the Fairwood Greens have worked in the Fairwood West area in the past and will be available to liaison with the new officer that is assigned to the West area to answer questions etc.

Once received, the officer's cell phone number will be published for all homeowner's. It will be turned off when the officer is not on duty but a message can be left.

It was noted for the record that Securitas officers will intervene if someone needs help – they would not stand as watch as was recently reported of another private security firm in the Seattle area.

With the hiring of Securitas will come vacation checks. The details of this will be published in the future.

A question was asked about solicitors. It was noted that they will ask solicitors to leave. They cannot make them leave as soliciting is legal in King County.

It was noted that they will observe, report to King County and document all incidents.

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

Fairwood Flyer survey results are still coming in. As of the meeting date 31% of the homeowner's had responded with a vote of 73% voting to discontinue mailing and 37% to continue mailing. The final results will be reviewed at the March monthly meeting.

Barb read a letter to the board received from the Fairwood Flyer. It will be forwarded to the association attorney for an opinion.

Barb noted she has all the documents together for the annual audit.

**Treasurers Report** – No representative present to report.

**Architectural Control Report** – No representative present to report.

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**Common Properties Report** – Pat reported that she had an electrician come out and the light in the front entryway is fixed. The timers were shut down so the lights just work light to dark not on the timers.

She noted that she is still working with the landscapers in the front entryway and someone keeps trying to break the chain and lock in the park. She will be purchasing a heavier chain.

**Community Events** – Watch for details on the Easter Egg Hunt in the near future.

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

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

The board discussed the home that was reported for dumping of large amounts of garbage. Lou contacted the landlord and the garbage was picked up.

**Unfinished Business Report** – Adrian will be contacting the Fairwood Crest regarding the security agreement we have with them given the decision to change security for Fairwood West.

**New Business Report** – We will discuss rental homes at the next meeting when more board members are present.

The meeting adjourned at 8:00 p.m.

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday March 18th and Thursday April 15th at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,  
Barb Simeona