

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

September 9, 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 September 9th, 2010. Trustees in attendance were Adrian Ryneveld, Dan Rystrom, Ray Byrd, David Mahowald, Elaine Diamond, and Sabina Ammon. Also in attendance was Barb Simeona, Association Bookkeeper, John Lecoq of Renton City Fire, and 4 representatives from Securitas Security Company.

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### ~ MONTHLY REMINDERS ~

*The next two HOA meetings are Thursday October 14th  
and Thursday November 11th at 7 pm  
at the Nativity Lutheran Church in the modular building.*

*Please note that the annual meeting on October 14th will be in the modular building – not in the  
sanctuary.*

*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** – There was a motion made, 2nd and approved to accept the minutes from the previous meeting.

**Fire District 40** – John Lecoq of the City of Renton Fire Department was present to report. The last two months have been slower than normal thanks in part to the wet weather. October is “Safety Month”. Please check the batteries in your smoke detector. In answer to a question it was noted that most fire departments now recommend carbon monoxide detectors. If you do have one make sure you watch the life cycle as they can all be different.

**Securitas Security Report** – Four representatives from Securitas Security were present including Clay, the FW West patrol officer.

The security summary included the following:

- August 10th – A car prowl and broken window on a vehicle as well as a tire and drive-shaft theft.
- August 12th – A stolen car was recovered although it was missing an amp and speaker.
- August 14th – One car prowl and a radio stolen from a vehicle.
- August 27th – Two bikes were stolen from a front yard.
- August 28th – Two car prowls – one window smashed and in the other a wallet, cash and sunglasses were stolen.

Two vehicles were called in for not moving in over 24 hours and three vacation checks were performed.

Ray Byrd reported that he received several options for coverage to use for budget purposes and will forward them to Adrian.

# Fairwood West HOA Monthly Board Meeting

It was noted by Clay that most items stolen out of vehicles are because they are left in plain view.

**Homeowner Covenant Enforcement & Account Balance Appeals** – If you wish to appeal your covenant enforcement violation you will need to contact Adrian Ryneveld and setup a meeting to discuss with the Appeals Committee.

There was no one present to appeal.

**Security** – According to the KC Sherriff report received via email there was a larger than usual number of residential burglaries in the last month in the Eastern area of Fairwood. Overall a high percentage of stolen vehicles for both July and August with recoveries at zero. Car Prowls were high. Based on this report, the information we are receiving from Securitas for our area it not higher than normal.

**Financial Report** – The financial report was accepted as presented. The CD interest payment was received at the PO box rather than auto deposited. Ray will contact the bank and get this fixed.

**Treasurers Report** – The 2011 proposed budget was reviewed and discussed. It was noted that the three main items are security, common property maintenance, booking/secretarial.

**Security** – There are various coverage levels that can be obtained. The proposed budget as it stands is based upon 24 hours per week. Ray feels that this is sufficient and maybe can even be reduced if the City of Renton takes over patrol. Adrian noted that the 24 hours per week was the minimum the board could do to have a dedicated officer. The alternative would be a “drive-thru” at a specified time.

Adrian stated he did contact Fairwood Crest and offered up some of the hours. The President of the Crest stated that it would be presented to their Board.

Adrian noted he feels we should continue with Securitas at the current level until we know what the Renton police patrol will be if the annexation happens. Based upon our current dues - we cannot afford 24/7 coverage. Dues would have to be tripled to cover that.

David noted that perhaps the Securitas officer should be given dedicated areas to patrol such as the park, 3-way stop and entryway where he should focus blocks of time. This will be passed onto Clay.

Common Properties – kept the same.

Bookkeeping & Secretarial – 2% increase.

**Landscape Maintenance** – Amrik looking getting bids on new contractors. The proposed budget to remain the same since we have no ideas yet on bids.

**Dues** – Assuming that 90% of homeowners pay their dues on time.

**Interest Income** – Assuming 1% interest on cd's.

After all was reviewed and discussed in length it was determined that a dues increase is needed to balance the budget. The only other option is to cut services.

The money in CD's needs to be kept to cover potential park issues.

# Fairwood West HOA Monthly Board Meeting

David noted that the large number of rental homes in the area are costing the Association money because of covenant enforcement violations.

A motion was made, 2nd and approved to ask the Association for a 5% dues increase for the 2011 budget.

**Pride In Ownership** - Sabina and Elaine met and decided that since summer is over they would like to wait until next year. They would like to give out a \$25 gift card to a local hardware store and a recognition certificate. They will give out 6 awards per year beginning next April. They will be establishing the criteria and writing up the process.

**Architectural Control Report** – Dan reported that one homeowner is putting in a driveway with “pavers.” This is considered an external appearance change and must be approved prior to construction. The homeowner sent in their plans which were approved.

Please note that the Architectural Request form can be found on the website and mailed to the PO Box.

Adrian gave an update on a fence approval in process.

**Common Properties Report** – No representative present to report.

**Community Events** – No representative present to report.

**Covenant Enforcement** – A special Covenant Enforcement meeting was held on September 7th to review new homes in violation and go over previously written up homes.

A motion was made, 2nd and approved to amend the fining policy to state: If a homeowner re-offends on the same violation and the board is in agreement, fining will begin immediately.

Adrian feels the board needs to be more rigid on FW Blvd and 164th. This is the most visible area to those that drive thru the neighborhood.

**Renter Enforcement** – The proposed Rental Home process was discussed in length.

A motion was made, 2nd and approved to accept the rules and regulations rental policy as presented.

This will be sent out with the annual meeting minutes mailing and published on the website.

**Unfinished Business** – Nothing to report.

**New Business Report** – There was discussion regarding the annual meeting planning. It will be held in the modular building and not the sanctuary as done in the past.

Dan passed around different ideas for Board Member name badges. There was discussion regarding font sizes and cost.

Dan will get all the information together and bring it to the Board for review.

A motion was made, 2nd and approved to adjourn the meeting at 8:46 p.m.

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

The next two monthly meetings of the Fairwood West Homeowners Association will be held on Thursday October 14th and Thursday November 11th at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE.

All residents are welcome to attend.

Respectfully submitted,  
Barb Simeona