

# Fairwood West HOA Annual Meeting

## Minutes of Meeting

October 14, 2010 - 7:00 pm

The annual meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7 pm on Thursday October 14th, 2010. Trustees in attendance were Adrian Ryneveld, Sabina Ammon, Amrik Pandher, Ray Byrd, Eileen Richards and Dan Rystrom. Also in attendance were Clay and Ken of Securitas, Barb Simeona, Association Bookkeeper and eight signed-in homeowners.

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**~ MONTHLY REMINDERS ~**

***Prevent Mail Theft – Mail all checks from a Post Office, not your mailbox.  
Using a red flag on your mail box means a “payday” for criminals.***

***Please keep your garbage cans out of view after pickup.***

***All communication on Covenant Violations must be in writing.***

***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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**Introduction** – Adrian Ryneveld, President welcomed all homeowners and thanked them for attending. He thanked past Presidents Cecile Blumenzweig and Lou Carlascio for their service. Both contributed a great deal to the Association and have now moved out of the area.

The board of trustees was introduced as follows:

**David Mahowald** – Vice-President & Covenant Enforcement Chairperson. David is not here tonight and has chosen to not run for another association board term. We thank him for his years of service.

**Raymond Byrd** – Treasurer and Renter Enforcement Chairperson.

**Elaine Diamond** – Renter Enforcement and Pride In Ownership. Elaine is not able to be with us tonight.

**Amrik Pandher** – Common Properties Chairperson & Architectural Control.

**Eileen Richards** – Community Events Chairperson & Covenant Enforcement.

**Dan Rystrom** – Architectural Control Chairperson & Renter Enforcement.

**Sabina Ammon** – Pride in Ownership Chairperson & Security.

Adrian also introduced Barb Simeona the Association Bookkeeper and Recording Secretary.

**Fire District 40** – For Fire District news please see the FD 40 website. No representative was present to report.

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**Securitas Security Report** – Clay, our Securitas Security Officer was present to report. In September there was one incident reported which was a trespass and arrest at a Fairwood West home. He performed two vacation checks and three cars were called in for being abandoned and/or not moving.

Since Securitas has been performing our security functions they have reported the following incidents:

- 8 car prowls
- 3 vehicle vandalisms
- 1 dog attack
- 1 mail theft
- 1 break in
- 1 burglary
- 4 stolen property incidents
- 1 vehicle recovery
- 1 property vandalism
- 3 thefts
- 1 arrest
- 11 courtesy notices
- 10 vacation checks

A homeowner in attendance asked about a landscaper that is soliciting business by putting a flyer in a bag with a rock and throwing it into homeowner's driveways. Clay noted if a license plate can be obtained it can be reported to the King County Sheriff.

A homeowner in attendance asked why it seems that our officer is driving past his home numerous times on a Saturday while everyone seems to be outside and working on their yards. Would it not better serve our community to be patrolling during times when homeowners are not home.

The answer was that the Securitas schedule is random and we thank you for your concern/complaint.

**Treasurer's Report** – Ray Byrd reported on 2010 performance. Income was pretty flat in relation to budget and expenses vs. budget were approximately \$3,500 less than budget. There were some ups and downs in various categories. The major expenses are Security, Bookkeeping, Office Supplies and Secretarial.

**2011 Budget Review** – Ray explained the major areas of the proposed 2011 budget.

A homeowner asked why the proposed income times the number of homes in the area does not seem to add up. It was answered that the budget line for income was created to show a percentage of homes that become delinquent. This homeowner felt that the Board did not explain sufficiently why the increase in dues was needed nor how much money was in the bank. Adrian noted that this information is available at each monthly meeting. Ray noted that the "projected uncollectible" should have been shown as a separate line item to makes things more clear.

A homeowner asked about the foreclosure situation and how it is affecting the collection of dues. Barb Simeona explained how the process has been working on foreclosures.

**Nominations** – Adrian asked for any nominations from the floor of which there were none. Amrik Pandher, Dan Rystrom and Carmen Georgescu were previously nominated, in attendance and introduced themselves.

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**Renter Enforcement** – Raymond Byrd explained that the Renter Enforcement Policy will be sent out with the annual meeting minutes in November. There are roughly 50 rental homes that we know of. Adrian noted that part of the process will be to enforce landlords to disclose that they have a rental home.

**Common Properties Committee Report** – Amrik Pandher reported that the main item being worked right now is getting bids for a new landscaping contractor. The current landscaping company is maintaining the areas however the Board feels it can get a better deal for the money. The area in the park that is blocked off is the sink hole area and will stay that way. It was noted for the record that the water bill was reduced significantly this summer by reducing the amount of watering in the front entryway.

There were a few remarks from the homeowner's in attendance regarding the sinkhole. The bottom line is that King County will not fix it and the Association does not have the money to fix it so it is a "tabled" subject at the moment.

**Community Events Committee Report** – Eileen Richards reported that she is glad to coordinate the Annual Garage Sale in June, the Easter Egg Hunt in the spring and the Home Holiday Decorating Contest in December.

**Covenant Enforcement Committee Report** – Adrian Ryneveld reported for David Mahowald. It was noted that Covenant Enforcement used to be handled by a single Board Member which was an impossible task. Now each Board Member is assigned a section of the neighborhood to review and be responsible for. Each home in each assigned section is reviewed approximately once a month and given a "rating". Any Covenant Violations are noted and reviewed by the entire Board at a separate meeting. Homeowner's are notified in writing of the violation and given a deadline for fixing the said violation. There is a fining system in place for those that do not comply. The Board wants to work with homeowner's to help keep the neighborhood nice. This helps all home values. Adrian noted that substantial improvements have been seen since this process began last spring.

It was noted that the "Garbage Can Issue" will be addressed as a separate policy. Our CC&R's specifically state that garbage cans are not to be visible after pickup.

It was noted that Fairwood Blvd and 164th are the most visible and are looking improved.

A homeowner in attendance thanked the Board for having the lawns mowed of the homes that are abandoned. It was noted that these homes will be billed back for the cost of the mowing.

A homeowner was in attendance to discuss their fence issue that has been ongoing with the Board. The fence was built without an approved architectural plan. Adrian noted that the rules must be followed and the Board will work with this homeowner at a future designated meeting.

**Pride In Ownership Committee Report** – Sabina Ammon reported that she and Elaine are putting a plan in place which will begin next spring. Homeowners' will be recognized for exterior improvements to their home and/or yard. A big thank you to those that positively contribute to the look of the neighborhood.

**Security Committee Report** – Adrian Ryneveld reported we currently have a designated Securitas officer for 32 random hours per week. The current budget presented for 2011 reduces those hours. 32 hours per week compares to the 20-30 hours a month we were supposed to get from the King County Sheriff but rarely did.

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It was noted that the crime statistics for the Fairwood West area are less than the areas that are further east of us within the "Fairwood" area.

If the City of Renton annexation is approved the Police Department states that their coverage of our area will be approximately 4 times that of which the Sheriff is currently providing. It might be an opportunity for us to get adequate service out of the city. Then we would not need a private patrol firm.

A question was asked by a homeowner about the requirement for Security. It was answered that the security requirement was initiated by the original developer to protect the area during construction of the development.

A homeowner noted that in the past it was stated that Security was an Association requirement. Adrian responded that it has been researched extensively and there is no requirement other than "history". The homeowner stated that he calls 911 and uses his neighbors for vacation checks.

Adrian noted that non-emergencies are not a priority to the local law enforcement.

**Election Results** – Amrik Pandher, Dan Rystrom and Carmen Georgescu are all elected to a 3-year term. The vote on the dues increase passes with a 51% yes vote.

**Open Discussion** – A homeowner stated that they are still disappointed that the Fairwood Flyer mailing was discontinued. He does not get on the internet when he gets home from work and feels that one line of communication was taken away. It was noted that free copies are available at the Library.

Adrian pointed out that the Fairwood West Association no longer gives our monthly minutes for publishing to the Flyer because they were charging us "Advertising Rates" which were very costly.

A homeowner stated she feels that the current landscapers are not doing a good job. She noted that when the new bid is accepted landscape maintenance that the garbage can dumping in the park needs to be included. It is too heavy for her to handle any longer. The current landscaping company had told Amrik they were taking care of it but have not.

A homeowner in attendance with a fence plan and issue wanted to setup a meeting to discuss their issues. Adrian noted that they must submit their request in writing. He also noted that this is no different for anyone else. All communication regarding architectural control and covenant violations must be in writing. The homeowner turned in his architectural plans to Amrik and Dan.

A homeowner in attendance asked about solar panels – are they acceptable on roofs. It was noted that it would have to be approved with an architectural control form.

The board thanked all that attended.

The meeting adjourned at 8:12 p.m. after a motion was made, 2nd and approved to adjourn.

The next monthly meeting of the Fairwood West Homeowners Association will be held on Thursday November 11th, 2010 at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE in the portable building.

All residents are welcome to attend.

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Respectfully submitted,  
Barb Simeona