

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

November 11, 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 November 11th, 2010. Trustees in attendance were Adrian Ryneveld, Ray Byrd, Amrik Pandher and Eileen Richards. Also in attendance were Clay and Ken of Securitas, Captain Mendenhall of Renton Fire and Barb Simeona, Association Bookkeeper.

It was noted for the record that Elaine Diamond resigned as a board member.

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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.***

***We need board members – please email or write in to the PO Box if you are interested.***

***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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Securitas Security Report – Clay, our Securitas Security Officer was present to report. He noted it has been a little busier in the last month.

For the last month they reported the following incidents:

- 1 stop sign reported knocked over
- 1 car prowl
- 1 lost wallet was found
- 1 report of mail stolen from a mail box

- 2 vacation checks were performed
- 4 vehicle courtesy parking violation notices were handed out
- 4 abandoned cars were called into King County

Adrian reported that he has noticed more and more vehicles parking “nose-down” the hill on the wrong side of Fairwood Blvd. There have also been a large number of cars at one home that is up for sale. Adrian asked Clay to stop at this home and make sure everything is legitimate.

It was also reported that there are still people parking with their vehicle wheels on the sidewalks.

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Ken from Securitas wanted to remind everyone of the dangers of theft of holiday packages. If you have ordered items online for delivery, have it shipped to your work, tell the carrier to just leave a notice or arrange for your neighbor to pick up your packages if you are away at work. Thieves take advantage of this time of year.

Also remember to keep your valuables out of sight in your vehicle.

Renton Fire Department – For Fire District 40 news please see the FD 40 website.

Captain Mendenhall of Renton Station 13 was present to report. He encouraged everyone to “take winter by storm” and passed out a sheet of “tips”. Working smoke detectors are a number one priority.

He noted that one person in the Fairwood area was recently saved by a smoke detector. Because the smoke detector alerted him – he was able to get his entire family out of the home.

If you are low income you can obtain a free smoke detector from the Fire Department.

Eileen asked about a recent fire this last week on Benson Road. Captain Mendenhall noted it was a Kent fire. However, they sent trucks to help out.

Homeowner Appeals – There was no one present to appeal either covenant violations or past due accounts.

Community Events – Eileen Richards was present to report. The Home Holiday Lighting contest will be the week of December 19th – December 25th. Please have your lights on between 5 pm and 10 pm.

Security – Adrian noted that it is time to start re-negotiating with Securitas for the next contract year. He will begin the process. The vote on annexation into Renton failed therefore the Fairwood area stays part of unincorporated King County. Given this result the Fairwood West area will stay on with Securitas for security services.

One board member asked if a bid from Renton Police could be obtained. Adrian approached them and was told no.

Minutes Of The Previous Meeting – The minutes of the previous meeting were accepted as corrected to reflect:

On the bottom of page 2 under Renter Enforcement it should say “have landlords disclose” instead of “have landlords enforce”.

The word homeowner’s should be homeowners.

The landscape maintenance sentence is confusing. It should say “the new contract should include emptying the garbage can”.

Financial Report – Barb Simeona presented the financial report. It was accepted as presented.

Barb noted that liens have been requested from the attorney on homes that have ignored collection letters.

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Appointments of Officers and Committee Chairpersons – The following are the 2011 officers and committee chairpersons for the Fairwood West HOA.

President – Adrian Ryneveld

Vice President – Open

Treasurer – Raymond Byrd

Architectural Control – Amrik Pandher with Eileen Richards as a secondary.

Common Properties – Carmen Georgescu

Community Events – Eileen Richards

Covenant Enforcement – Adrian Ryneveld with Carmen Georgescu, Amrik Pandher and Dan Rystrom as secondaries.

Pride In Ownership – Dan Rystrom with Sabina Ammon as a secondary.

Renter Enforcement – Raymond Byrd

Security – Sabina Ammon

There are currently two open board positions. If you are interested please contact a current board member, email or write in your note of interest. There was discussion regarding whether it was possible or not to start appointing board members rather than asking for volunteers.

Treasurer's Report – Ray reported he will be contacting Qualstar to update the signatory card.

Architectural Control – Plans were passed on to Dan Rystrom at the annual meeting for a home that was building a fence. That project is now complete and the plans need to be turned into Barb for filing purposes.

Common Properties – Amrik Pandher reported that he has one landscaping bid in hand from the company that was hired to clean up abandoned homes front yards. Adrian has others that he will be obtaining bids from as well.

Eileen Richards will take care of the front entryway decorating sometime after the Thanksgiving holiday. She has all the lights and decorations.

Pride In Ownership – Nothing until spring 2011.

Covenant Enforcement – Amrik Pandher asked Barb if the Association had received any further invoices from the company doing clean up of abandoned homes front yards. Barb replied that she had not received anything. Amrik will follow up on this.

Adrian crafted a notice about Garbage Cans that will be sent out with the next billing around the first of the year. He explained that it has become an issue that needs to be addressed. The Board of Trustees suggests that on the evening (6:00 p.m. or later) prior to the scheduled pick-up day you place your containers at the curb per Waste Management instructions. We request that all containers be returned to their designated storage site no later than 6:00 p.m. on the day of service.

One board member brought up solar panels on homes in the neighborhood. It was noted that they are allowable as long as an Architectural Control plan is provided to the Board.

Renter Enforcement – It was noted for the record that the Renter Enforcement Policy was mailed out to everyone in the Association with the annual meeting minutes.

The meeting adjourned at 8:47 p.m. after a motion was made, 2nd and approved to adjourn.

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The next monthly meeting of the Fairwood West Homeowners Association will be held on Thursday December 9th, 2010 at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE in the portable building.

All residents are welcome to attend.

Respectfully submitted,
Barb Simeona