

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

December 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 December 9, 2010. Trustees in attendance were Adrian Ryneveld, Raymond Byrd, Dan Rystrom and Carmen Georgescu. Also in attendance were Clay and Ken of Securitas, Battalion Chief Karl Rufener of Renton Fire, Barb Simeona, Association Bookkeeper and two homeowners.

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**~ MONTHLY REMINDERS ~**

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

***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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**Securitas Security Report** – Clay, our Securitas Security Officer was present to report.

For the last month he reported the following incidents:

- 1 theft of lawn equipment from a shed
- 1 vacation check was performed
- 3 vehicle courtesy parking violation notices were handed out

It was pointed out to Clay that there is a vehicle ½ way up Fairwood Blvd with 2 flat tires. Clay noted he talked to the owner and told them they need to fix or move it. The homeowner responded that it was a friend of a friend’s car. The Board instructed Clay to please let them know that it will be reported as abandoned if it is not moved within one day.

The pickup on 164th was already called in.

A gift card and note of thanks was given to Clay from the Association for his work over the past year.

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

Battalion Chief Karl Rufener of Renton Station 13 was present to report. He reported one house fire on November 24th which was during the freezing weather. It turned out to be marijuana grow operation. The Police department searched the home with a warrant and took evidence. The occupants are being prosecuted.

# Fairwood West HOA Monthly Board Meeting

Tips for winter time – Please use safety with electrical wire and candles and do not bbq in your house! Most holiday fires and accidents are caused by these items.

It was noted that the new aid car for Station 17 has arrived. The final outfitting is taking place now and it will be put into service by the end of January. This replaces an older one from 1999.

There was discussion regarding the Fairwood Blvd hill during the snow storm in November and how it affects Fire and Aid service. Chief Rufener noted that they chain up all four wheels and can usually negotiate the roads unless cars have been abandoned and are blocking. They can take hoses with them and walk in but that is not the most advisable. Adrian felt there was inadequate road service during this storm as it needs to be assessable to Fire and Police. It was noted for the record that the City of Renton roads were good it was King County that did not respond timely and the Fire Department can call on Renton resources if necessary for road issues.

**Homeowner Appeals** – There were two appeals filed via written form but no one was present to appeal either covenant violations or past due accounts.

There was a written appeal filed asking for more time to move a car that is covered but not running in a driveway. After discussion regarding the appeal the homeowner was given until January 31st to have the car moved or fining would begin.

There was a written appeal filed asking for a review of fines assessed on a home that came into compliance last summer. Adrian took all documentation and will review and report back to the Board next month.

**Community Events** – Eileen Richards was not present to report but did report via email that the front entryway was decorated and the Home Holiday Lighting contest will be the week of December 19 – December 25. Please have your lights on between 5 pm and 10 pm. Five prizes will be given out.

It was noted in her email that Eileen had to purchase some new lights for the entryway. Adrian noted that the lights he tried to fix from last year do not work.

There was brief discussion regarding storage of Association owned items such as the Holiday lights and the possible purchasing of new decorations.

**Security** – Adrian reported that he met with Securitas regarding the 2011 security contract. The current budget for 2011 allows for 24 hours of service per week rather than the 32 hour we had in 2010. Hours had to be reduced to stay within budget based on the figures from 2010.

Securitas worked on their figures and will be able to provide 32 hours of service for 2011 for the figure that we have budgeted which is great news. They were able to work this out by having the West share the vehicle with the Greens during the summertime.

The current contract will be amended to show the new rates which will save the Association approximately \$4,500 per year.

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

Raymond Byrd will contact Qualstar, Chase and Bank of America regarding signatory cards instead of reading only Qualstar.

# Fairwood West HOA Monthly Board Meeting

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

**Treasurer's Report** – Ray reported that all the signatory cards are updated and are now or will be delivered to the banks tomorrow. He is also checking into consolidating all the cd's into one location.

**Architectural Control** – A homeowner was presented to discuss his submitted architectural control plans for solar panels on his home. It was approved by the Association via letter. He noted he is going to be changing some landscaping with a possible retaining wall and will turn in a form for that as well in the near future.

**Common Properties** – Adrian gave Carmen several common property landscaping bids to review. It was noted that the common properties are the entryways and the park. One homeowner in attendance knows of another contractor that would like to bid on the job and was given Carmen's contact information.

It was noted that the current contractor does not like to empty the garbage out of the park garbage can. Adrian asked Clay, the Securitas officer if he would take the garbage can out of the park and put it on the sidewalk for Waste Management to pick up on garbage day. We would then contract with Waste Management for garbage pickup. Clay said yes he would be willing to do that.

Dan noted that one of the lights in the front entryway island is out.

**Pride In Ownership** – Nothing until spring 2011.

**Covenant Enforcement** – Nothing further.

**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. All lease copies and communication received were turned into Raymond Byrd. He will review and come up with a process for tracking.

Please remember to read this policy and comply with the request.

**Unfinished Business** – Adrian passed around the proposed "Garbage Can Policy" letter for review. This will go out with the January 1st statements. He noted this is a request for enforcement and it is a covenant violation.

There was discussion regarding the interpretation of the CC&R's on garbage/trash.

Carmen noted that she feels most homes do not have anywhere to hide their trash can. Adrian responded that it can be put into the back yard, garage or be hidden on the side yard. The whole idea is to maintain cleanliness of the area.

**New Business** – Dan Rystrom resigned from the Board effective immediately. He has served on the Board for 5 years and the Association thanks him for his service.

The meeting adjourned at 8:52 p.m. after a motion was made, seconded and approved to adjourn.

The next monthly meeting of the Fairwood West Homeowners Association will be held on Thursday January 13h, 2011 at 7:00 p.m., at the Nativity Lutheran Church, 17707 140th SE in the portable building.

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All residents are welcome to attend.

Respectfully submitted,  
Barb Simeona