

# Fairwood West HOA Monthly Board Meeting

## Minutes of Meeting

January 13, 2011 - 7:00 pm

The monthly meeting of the Fairwood West Homeowners Association Board of Trustees was called to order at 7 pm on Thursday January 13th, 2011. Trustees in attendance were Adrian Ryneveld, Raymond Byrd, Eileen Richards and Carmen Georgescu. Also in attendance were two representatives 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.***

***If you are renting out your home please remember to send in your required information to the Board as stated in the Rental Rules and Regulations sent out last fall.***

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

It was noted for the record that Clay, our Securitas patrol officer, was involved in a motor vehicle accident in the Securitas vehicle. We will be getting a new officer assigned to our area. All other areas of the patrol will remain intact.

For the last month he reported the following incidents via written form:

- 1 UPS package missing.
- 2 ladders stolen from a vehicle.
- 1 report of mail stolen from a mail box.
  
- 1 vacation check was performed
- 5 vehicle courtesy parking violation notices were handed out
- 2 vehicles were called in for not moving.

**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 fire in December was caused by “piggy-backing” of electrical cords which lead to the fire.

He said the Fire District focus this month is on home fires and heating safety. Please leave a 3-foot clearance around natural gas furnaces and hot water heaters. Do not put even slightly warm ashes from the fireplace or bbq in a paper sack. Always put them in a metal container.

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He also noted that if you or your child calls 911 by mistake – do not hang up. Just politely tell the operator it was a mistake.

It was noted that the new aid car for Station 17 has arrived. It will be put into service on January 29th. This replaces an older one from 1999. Watch the local press for a small dedication event.

**Homeowner Appeals** – There were two homeowner’s from one household present to appeal covenant violation fines on their account. They paid off their past due homeowner’s dues. After discussion with the Board they were asked to put their appeal in writing for the Board to review. The Board will respond to them in writing.

**Community Events** – Eileen Richards was present to report. Thank you to all the neighbors that participated in the Holiday Decoration Contest. Your hard work made the community look merry & bright!

Congratulations to the following families who received special recognition and a prize:

Tramer  
Wilson  
Nelsen  
Adcock  
De La Cruz

Eileen also wanted to thank Carmen Georgescu and a few other neighbors for working on the front entryway lights.

It was noted for the record that both Eileen and Carmen have some of the Association lights.

**Security** – Adrian reported that the contract with Securitas for 2011 is signed and has been turned into Barb for the permanent records. It is an ongoing contract with a 30-day out clause. The fees are fixed for all of 2011.

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

Page 2 change the word “assessable to accessible” on the area discussing road service.

**Financial Report** – Barb Simeona presented the financial report. It was accepted as presented. There was discussing regarding dues increases and why they are needed. It was noted for the record that for the 2012 budget the best time to discuss this is in August/September of 2011.

**Treasurer’s Report** – Ray reported that he renewed a cd at Qualstar for a 3-year term with a 1.45% interest rate. The penalty if we were to need to cash in the cd prior to the end of the term is the proportional interest earned.

There are a couple of other cd’s coming due at Chase Bank. He will be talking with them as well.

**Architectural Control** – No one present to report.

**Common Properties** – Carmen reported that she was investigating the lighting fixtures that need to be replaced. She asked about wattages that were desired. Adrian noted it should be a 50 watt fixture. There was discussion regarding the estimate from the electrician about the replacement of the

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two fixtures. Carmen noted she can order the fixtures online and save money. Adrian stated that they need to be industrial quality and weatherproof not weather resistant.

A motion was made, 2nd and approved to allocate \$500 for parts and labor on the two fixture replacements for the front entryway.

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

**Covenant Enforcement** – Adrian read a response letter he has drafted to a homeowner regarding a fine appeal. The board discussed the response, changed a few items and approved the response. It was given to Barb to mail out.

**Renter Enforcement** – Ray reported that eleven homeowner's have complied with the Renter Enforcement Policy request for documentation. He noted there are lots of inconsistencies in the leases sent in although most of the owners have let their tenants know they must comply with the CC&R's.

There was discussion among board members regarding our policy and intentions.

**Unfinished Business** – There was no unfinished business to report.

**New Business** – There was discussion regarding the community movement to break-out a portion of Fairwood West (165 homes) to annex into the City of Renton. The proposed boundary is roughly from Lindbergh High School down to the 3-way stop and then North. It was noted that petitions have to be obtained of at least 10% of the homeowner's affected stating an interest in annexation. King County and the City of Renton have strict processes.

It was noted that whatever the outcome it will not affect the Association.

The meeting adjourned at 8:53 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 February 10th, 2011 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