

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

April 14, 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 April 14th, 2011. Trustees in attendance were Adrian Ryneveld David Seely and Amrik Pandher. Also in attendance were three representatives from Securitas, Barb Simeona, Association Bookkeeper and one homeowner.

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### ~ MONTHLY REMINDERS ~



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

*Annual Easter Egg Hunt – April 23rd beginning at 10 am sharp*

*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 – Three representatives present to report.

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

- 1 report of suspicious activity. A homeowner reported someone taking photos of his residence.
- 1 car prowling/theft
- 1 vacation check was performed
- 7 courtesy notices were given out.

The schedule for the upcoming month was given to Adrian.

It was noted for the record that the photo incident noted above was actually a representative from the King County Assessors office. The board noted that it was good the homeowner contacted Securitas.

The Association has received a letter from Securitas stating that they cannot continue with the current contract as it stands. The Board will review the letter and make recommendations.

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

No representative was present to report.

Homeowner Appeals – There was one homeowner present to file a complaint regarding a home in the area that is in violation of several covenants. Adrian noted that a letter was already written and ready to be sent on this home.

There was discussion regarding “Section 8” homes. We can request that homeowners do not rent “Section 8” but we cannot enforce the issue.

Community Events – No representative present to report. For the record the Annual Easter Egg Hunt for 3-12 year olds will be Saturday April 23rd, 2011 beginning at 10 am sharp. Bring your own basket. It is usually over by 10:10 am.

The Annual Garage sale is June 24th – June 26th.

Security – Adrian reported that there are eight registered sex offenders within one mile of the Fairwood West area. One of these offenders lives within the Fairwood West development. Please go to the King County website to make yourself familiar with the registered offenders in the area.

Minutes Of The Previous Meeting – A motion was made, 2nd and approved to accept the minutes as presented.

Financial Report – Barb Simeona presented the financial report. It was accepted as presented. One homeowner requested a payment plan to pay off their past due account. The board reviewed the request and approved it.

Treasurer’s Report – No representative present to report.

Architectural Control – One homeowner had asked if the Association has an approved contractor list. It was noted that there is not an approved contractor list.

It was reported that roof replacement and/or repair is considered a maintenance item. The Board will accept any reasonable and legal roofing material. If the shape of the roof is being changed then architectural approval will be needed.

The entire Architectural Control process was explained to David as he is the new Architectural Control Chairperson.

Common Properties – No representative was present to report. Carmen did report via email that the electrician is purchasing the replacement light fixtures for the front entryway.

Pride In Ownership – Nothing until spring 2011.

Covenant Enforcement – There was discussion regarding the mowing of lawns on abandoned homes. David will get the contact information from Amrik on the company that was doing the lawn maintenance for the Association. A motion was made, 2nd and approved to allocate \$500 for yard-clean up on abandoned homes.

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Renter Enforcement – There was discussion regarding document tracking and storage of renter information. It was decided to obtain a safety deposit box to keep rental documents and financial records in.

Unfinished Business – No unfinished business.

New Business – No new business.

The meeting adjourned at 7:55 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 May 12th, 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