

Fairwood West HOA Monthly Board Meeting

Minutes of Meeting

May 12, 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 May 12th, 2011. Trustees in attendance were Adrian Ryneveld, David Seely, Carmen Georgescu and Eileen Richards. Also in attendance was one representative from Securitas Security Company, one representative from the City of Renton Fire Department, Barb Simeona, Association Bookkeeper and four homeowners.

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### ~ MONTHLY REMINDERS ~

**FAIRWOOD WEST  
GARAGE SALE!**

*Annual Garage Sale – June 24th – June 26th.*



*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.*

*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 – George, Securitas Security Officer was present to report.

For the last month the following incidents were reported:

- 1 fire on 164th which was a wire fire in a kitchen.
- 1 report of two girls that were in the closed off area of the park. They ran off, were found and their parents called.
- 3 cars parked the wrong way – owners were notified.
- 1 vehicle called in with expired tabs. As of the meeting the vehicle was still sitting in the same spot – King County police have been notified.

There was further discussion with the Securitas officer regarding the various services they provide and would like to continue to provide.

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A homeowner in attendance asked if the discussion regarding the new security contract was going to be public. It was noted that once the Board decides what type of security to pursue it will be presented to the community for comment.

Renton Fire Department – Brian McGee of Renton Fire Emergency Services was present to report.

For Fire news - go to the City of Renton website and choose the Fire Department.

Brian reported that this is a good time to become prepared for potential disasters and/or emergencies. Make sure you have food, supplies, a radio and batteries.

There have been several structure fires over the last two months which is unusual. There was no single cause. There have been no serious injuries nor any fatalities.

Homeowner Appeals – There were no homeowner's present to appeal covenant violations nor past due accounts.

Community Events – Eileen was present to report. The Annual Garage Sale is June 24th – June 26th from 9 am to 5 pm. Open your garage door if you wish to participate. The Maple Leaf development on 140th is coordinating their sale with ours.

The Easter Egg Hunt was not as successful as in the past. In the past approximately 100 kids have shown up. This year there were only 20 kids. When she asked various people why the turn out was so low she was told that there just are not many little kids in the neighborhood any longer.

Eileen noted she would like to come up with an event that would encourage people to get to know their neighbors. Possibly a block party type of event in August or September.

Security – Adrian reported that the current contract with Securitas will expire tonight at 8 pm. Securitas elected to terminate our contract. They stated that the current contract in place made them lose money due to staff changes and the price hike in gasoline. We received a bid from them to continue service at a rate that we cannot sustain. Adrian discussed issues with the Securitas Business Manager and was told the only way to make it work would be to share it with the Fairwood Greens Association. When Adrian contacted Fairwood Greens he was told that they were not interested.

At this time we have several options:

1. Let things go. Whether or not we can be without security is debatable. This would not be the final decision without a homeowner vote.
2. Come up with the money to go with a revised contract with Securitas. This would require a special assessment of all homeowners. It would also have to be put to a homeowner vote.
3. Hire private security. This means the Board would have to hire someone as an employee or find someone that has a security business and will contract with us. It would have to be for the amount we have budgeted.

One homeowner in attendance who is new to the area asked what security options had been tried in the past. It was explained that all different types including off duty King County Police had been used in the past.

One homeowner that has lived here since 1976 noted that he is not happy with Securitas. He feels they speed thru the area which makes him feel like there is no security at all.

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It was noted for the record that ½ of the Fairwood West area from 128th street to the Fairwood Crest stop sign has been approached by the City of Renton for annexation. No one has any idea what this means for the other ½ that would not be included in the annexation.

A question was asked if the City of Renton could police our area if requested. It was noted that they have been approached and answered that they are not going to enter into King County territory even on an independent basis.

Eileen and Carmen were tasked with finding alternative security solutions.

David volunteered to write a request for proposal for security.

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.

Barb reported that the annual tax return was filed timely.

Adrian noted for the record that other Associations' he has spoken to have reported they are all having issues with homeowner past due accounts and foreclosures.

Treasurer's Report – No representative present to report.

Architectural Control – David reported that he approved a request for a fence. It was noted for the record that fences are not allowed in front yards.

Common Properties – A homeowner who was helping with the garbage can in the park no longer has the time to do this task. We can either hire someone to clean up the garbage or remove the garbage can and deal with the aftermath. Perhaps we could hire a kid to do litter patrol.

We need to further pursue grass cutting on abandoned homes. We will put out an ad for bids.

Carmen reported that she feels the park is being maintained just fine. Some groundcover is dead.

There are 3-4 more lights in the front entry that need to be replaced. Carmen was asked to bring and estimate back to the next meeting for review.

Pride In Ownership – Nothing at this time.

Covenant Enforcement – The procedure on Covenant Enforcement was explained to David.

Renter Enforcement – Nothing new to report.

Unfinished Business – No unfinished business.

New Business – No new business.

The meeting adjourned at 9:05 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 June 9th, 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