



**Fern Crest Home Owner's Association (HOA)**

**HOA meeting every First Tuesday of the Month at 6:30 pm**

Sunrise Elementary School  
Feb 3rd, 2009 | 6:30 pm – 8:30 pm  
<http://www.ferncrest.org/>

*In Attendance:*

Paul Dunn	Vice-President
Manminder (Manu) Parhar	Secretary
Gerry Shirley	Treasurer
Manoj Prasad	Member At Large

Approximately 12 homeowners were in attendance

**1.0 Official Monthly Meeting was called to order at 6:30 PM**, by Vice President Paul Dunn

As Deputy Sam Shirley was in attendance and had 15 minutes to spare, the Board allowed him to address the Homeowners regarding the Parking enforcements, general health of the FC neighborhood. Deputy 'Shirley' addressed the parking situation stating that numerous warnings have been issued in last couple of weeks. Another area of discussion was people parking too close to the fire hydrants and improperly parked cars in the driveway (details covered in the Ad-Hoc Parking Committee report). Deputy will continue to enforce parking by issuing citations in violation of RCW as they relate to the parking. Deputy also recommended that we invite the Fire Marshall to come out to assess the parking situation in our neighborhood. Deputy will also meet with the Prosecutor to seek better guidance/direction on certain issues pertaining to parking (parking in the driveway). In general, our neighborhood was mentioned as a 'no problem' area. Deputy encouraged the homeowners to continue reaching out to him with questions/comments via our Liaison (John Meyer). Deputy Shirley left around 6:50 pm

**2.0 Roll Call/Establish Quorum**

2.01 Motion to excuse absent members (Scott M. and James T.) by: Gerry

Seconded by: Manoj Prasad

Pass/Fail: Pass

**3.0 Review Agenda**

3.01 New Topic: Semi Annual Performance Evaluation reviews for 'Around The Clock' Property Management company

3.02 Secretary brought up the topic of evaluating the performance of the PM company 'Around The Clock' semi annually. It would allow the Board to bench mark what's

working and what areas need improvement or could be done better. Secretary has the action to come up with Performance criterion. Members welcomed this suggestion.

3.03 Secretary asked the question, who to contact for any Financial statement related questions, to which the Treasurer directed that he be reached with any questions/ concerns.

#### **4.0 Review/Approve Prior Board Meeting Minutes (dated Jan 6<sup>th</sup> 2009)**

4.01 Motion to approve minutes of Jan 2' 09 Board meeting by: Gerry

Seconded by: Manoj Prasad

Pass/Fail: Pass

5.0 **President's Report:** President excused

6.0 **Treasurer's Report:**

6.01 Treasurer mentioned that the January Financial statements are not out as of 2/3/09

6.02 Gerry asked for a relief from the upcoming Small Claims court date. Treasurer notified the Board that President and VP will cover the Feb 17th court appearance (CDC court case). Gerry will transfer all the files/letters to them.

6.03 Gerry asked for a relief from the KC Sherriff patrol duties so they will now be handled by John Meyer

6.04 Treasurer suggested that the Reserve study to increase from \$660/month to \$800/month.

6.05 A question was asked if this increase in the Reserve study would impact the annual HOA dues. Gerry mentioned that the change translated to few cents and should not impact the current dues

6.06 During the discussion, Secretary also brought up the subject, if the Board can look into ways to reduce the annual HOA dues. Gerry explained that as a Treasurer, he always keeps this in consideration while forecasting the annual HOA budget. As a result, the HOA dues have not increased in the last 3 years. Gerry did caution that the HOA rates typically go up after 2-3 years to keep up with the increase in vendor expenses.

6.07 Member at Large asked what would happen to the Homeowners if they are not paying their HOA dues on a regular basis. Treasurer answered that the Board can only put a lien on the property.

6.08 After considerable discussion on this topic, Gerry made a Motion to increase the reserve.

Seconded by: Manu

Pass/Fail: Pass

#### **7.0 Committee Reports**

##### **7.01 Block Watch/Safety**

- 7.01.1 Article on parking was prepared for and published in the newsletter that was just mailed. The committee waited one week and then began enforcing of the RCWs. KSCO issued warnings on Saturday night. Committee started with full page listings of the RCWs and marked the violated ones. These were scotch taped to the driver's window. We told them it was a one-time courtesy notice. Everyone, but one person notified complied. Six more were notified by window notice on Tuesday, 2/3/09. The remaining violator was given a green sticker notice
- 7.01.2 Contacted the director of the KCDOT. I told her of my efforts to try to get the south side of 126th Place signed with "NO PARKING", per the plat. She has directed her traffic engineers to look into it
- 7.01.3 National Night Out (NNO) materials come on-line 2/11/09. Committee is starting initial planning. Looking at having a BBQ in the park that evening. Perhaps hot dogs and burgers. We can handle these relatively inexpensively. Also will be looking into some of the NNO materials that are available
  - 7.01.3.1 Blockwatch start-up materials. Have a table for people to come by and learn about the Blockwatch program and sign-up to start several.
  - 7.01.3.2 Child identification kits: NNO has a kit where you can fingerprint your kid, get a DNA sample, etc. for records (heaven forbid).

Committee will make courtesy invite to the KCSO who patrol our neighborhood and their families to join us for dinner.
- 7.01.4 Gerry has asked for relief from the patrol scheduling. Propose that this activity be done by Blockwatch. John already has a relationship with Deputy Sam Shirley and will be communicating with him for setting up Blockwatch.
- 7.01.5 There was a discussion to the issue where People are parking in front of their driveway. John M. asked if the Board wanted to take any action. Paul mentioned that although the RCW states that 'you can park in the private driveway', it could be Fire and Safety issue. Paul stated that Board should enforce that RCW by sending courtesy notices and wait for Sam Shirley to get back to the board after his meeting with the Prosecutor.

## **7.02 Communications**

- 7.02.1 Johnlynn stated that next news letter is due April 15<sup>th</sup>. As of 2/3/09, No new member has been identified/come forward to take over the responsibilities from Johnlynn.
- 7.02.2 January news letter was received last week.
- 7.02.3 Paul thanked Johnlynn on her continued support for last 18 months.

## **7.03 Parks**

- 7.03.1 Nothing new to report

- 7.03.2 PIC member asked the issue of Graffiti marks in the big park which he mentioned were profane. John M. mentioned that a special paint (\$250) is available that could cover the graffiti marks. No decision was reached

#### **7.04 Property Improvement**

- 7.04.1 Received one resubmit PIC (Lot 2008) which was sent to Ania Stein for review. Committee is still waiting for her response. John M. asked the typical review time line to which Paul responded that the Reviews generally takes 3-5 working days to come back. John M. will call Ania to find out the status for the PIC in question
- 7.04.2 Received final information on PIC from lot 2004 for step behind property (had to submit drainage details) and for stepping stones in front. PIC was approved for both and approval letter sent to James on 2/2/09
- 7.04.3 John is working on wording for seasonal Window Air Conditioner rules (Wheeler, etal).
- 7.04.4 John M. asked what is Board's direction on parking on driveway extensions? Legacy rule is that it is not allowed – extensions are only for passengers to get in and out without stepping on the lawn. One board member suggested at the last meeting that this direction may be changing. Board answered that the Legacy rule should be followed

#### **8.0 Property Management's Report- PM excused**

#### **9.0 Old Business**

- 9.01 Web Hosting solution. Paul and John to get together to study the solution and report back to the board in the next meeting on March 3<sup>rd</sup> 09
- 9.02 Secretary suggested that 'use of Fern Crest' website be a good topic for upcoming Newsletter. It would make the Home owners aware of value add information on the website

#### **10.0 New Business**

- 10.01 Ad-Hoc Parking Committee report
  - 10.01.1 Paul went over the attached Ad-Hoc Parking Committee report, with special emphasis on Section 4 (report also appended in the end)  

Microsoft Office  
Word 97 - 2003 Docu
  - 10.01.2 Gerry brought up the issue of enforcing stricter parking. How would Board ensure that parking is enforced all the times? Can we make a home owner accountable if we know whose the offender is?
  - 10.01.3 VP stated that HO should let 'Around the Clock' know if parking is an issue for their particular situation.
  - 10.01.4 Secretary asked how the 'Guest Parking' should be handled. The general consensus was the guests should practice the courtesy to park sensibly (do not block mail boxes, do not block fire hydrant, improper parking in the drive ways etc.).

10.01.5 A question came up on the Inoperative vehicles. It was mentioned there is a RCW that a car should move every 72 hours. If it does not appear to be the case, the owner can call the authorities to check into that

10.01.6 Paul suggested that Ad-Hoc Parking committee to come up with a plan to educate the neighbors on parking situation.

10.01.7 Johnlynn stated that she has spoken with the KC representative and they recommended that Fern Crest invites the KC to come out and speak to the Home owners. They have printed material on parking which they could share with the HO. Board can consider inviting them on the NNO.

10.01.8 A question came up on the date when the bond is to expire for the streets to be turned over to the county. John M. to follow up on this.

10.01.9 Parking committee will reconvene on ideas on educating the HO

**11.0 Call to Preliminary Adjourn the HOA meeting:** Motion called by Paul at 7:54 pm

11.01 Opened Home owners forum: Two Homeowners addressed their issues

11.01.1 Motion to adjourn the HOA meeting at 8:11 pm, First by: Paul, Seconded: Manoj Prasad, Motion: Passed. Meeting adjourned

11.02 Next Board Meeting on **March 3<sup>rd</sup> at 6:30 pm**



**Fern Crest HOA  
Ad- Hoc Parking Rules Committee  
February 2, 2009  
AGENDA , REPORT  
and  
RECOMMENDATIONS**

AGENDA

- Introductions
- Problem Identification
- Prioritization
- Discussion of solutions that can be proposed

**REPORT**

1. The committee met at 7PM and adjourned at 8:15 PM
  - 1.1. Present were:
    - Paul Dunn
    - Natalie Surowiecki
    - Johnlynn Miller
    - Vince Miller
  2. An exercise was conducted to quickly identify the major issues and problems surrounding the parking situation at Fern Crest.
    - 2.1. The following issues/problems were identified and prioritized:
      - 2.1.1. Fire Safety
      - 2.1.2. Illegal Street Parking
      - 2.1.3. Blocked Mailboxes
      - 2.1.4. Residents not using driveways or garages, but parking in streets
      - 2.1.5. Cars parked too long
      - 2.1.6. Commercial Vehicles
      - 2.1.7. Number of cars per house
      - 2.1.8. Inoperative vehicles
      - 2.1.9. Improperly parked cars in driveway
      - 2.1.10. Party Parking
    - 2.2. After some discussion of these identified issues, it was agreed by all that Life Safety and Property Safety issues should be the highest priorities. It was also agreed that weighting the other issues' priorities should be centered around addressing those issues that have the highest chances for success.
3. **The following priority issues and proposed solutions were categorized and annotated.**
  - 3.1. **Fire Safety**

3.1.1. Parking Too Close or blocking Fire Hydrants

Solutions/Actions/Questions:

- Enforcement – Ticketing
- ? Can the curbs in front of Hydrants be Painted?
- ? What would the costs of Painting be?

3.1.2. Parking in marked Fire Lanes

Solutions/Actions/Questions:

- Enforcement
- Block watch Stickers
- Sherriff Patrol/Ticketing

**3.2. Illegally Parked Vehicles in Street**

Solutions/Actions/Questions:

- Enforcement/ Ticketing
- Block watch Stickers

3.2.1. Blocked Driveways

3.2.2. Left Wheels to Curb ( Parked on Wrong Side of Street)

3.2.3. Parked too close to corners

3.2.4. Parked on sidewalks

3.2.5. Blocked Mailboxes

3.2.5.1. It is addressed in rules, but is it law?

Natalie to check with a source at USPS

**3.3. Number of Cars per Residence**

Solutions/Actions/Questions:

- Registration of vehicles?
- Education
- Stickers

3.3.1. Cars not using driveways or garages

3.3.2. Cars parked too long (see inoperative vehicles)

3.3.3. Improperly parked in driveway (too many cars)

- Needs a rules modification

**3.4. Inoperative Vehicles**

3.4.1. In driveways

- Covered in rules/CC&R's –violators can be fined if not corrected

3.4.2. In street

- RCW governing abandoned cars

**3.5. Commercial Vehicles**

3.5.1. Taxis

3.5.2. Trucks

3.5.3. Work Vans

Solutions/Actions/Questions:

- Enforcement of rules and CC&R's
- Enforcement of RCW's (Sherriff)

**4. Report Narrative and Recommendations**

- 4.1. The committee discussed the overall parking situation at Fern Crest, and agreed that there were several issues that can be addressed, and that the highest priority are those issues that adversely affect Fire, Life and Property Safety.
- 4.2. The committee discussed the question of whether or not the HOA Association can enforce parking on the streets, or whether we can before the bond is completed and the streets are turned over to the County. There is a feeling that we could enforce stricter rules than law prior to the bond release to the County. The alternate position to this is that we should move ahead as though the streets are to be enforced according to law, as opposed to committee rules, because they ultimately will be subject only to law.
- 4.3. Much of the discussions centered around enforcement of law in order to deal with street parking issues. The following actions are proposed in order to deal with enforcing parking laws and to help educate our neighbors:
  - 4.3.1. *Sheriff's Patrols are to ticket violations of RCW as they relate to parking(Recommendation):*
    - Parked in Fire lanes
    - Blocking or too close to Fire Hydrants
    - Parked in Fire Lanes
    - Parked facing wrong way (Left wheels to curb)
    - Parked on Corners
    - Parked Blocking driveways
    - Parked too close to driveways
  - 4.3.2. *Block Watch or Parking Committee Volunteers Issue Courtesy Notes or Stickers(Recommendation):*
    - Notes or stickers should be logged so that "Frequent Fliers" can be identified
    - Notes first, then sticky stickers
- 4.4. The idea of issuing parking permits was discussed. Because we are operating on the premise that the HOA cannot make rules to govern the use of public roads, it was felt that this would be difficult, if not impossible to enforce, and could open the HOA to unwanted liability.
- 4.5. The idea of registration of resident's vehicles was discussed. While this might be a usable tool to gain knowledge of parking abuses, it was felt that there would be heavy opposition to a registration effort, and that the HOA would have little leverage in the enforcement of registration. Additionally, it was questioned as whether the effort to maintain accurate registration lists would be futile anyways, based on the compliance issues already noted.
- 4.6. There is a feeling that a major barrier to communications with many of our neighbors is language, and that perhaps, providing copies of the Rules, Bylaws, and CC&R's in a number of languages might be beneficial. While it was agreed that this might be of some help, a concern was voiced about how far the HOA's responsibility to interpret items of communications to our neighbors extends. It was suggested that we attempt to



find neighbors fluent in these other languages who would be willing to assist the HOA in preparing communications to our neighbors.

- 4.7. We have narrow streets, and without an ordered appearance to parking, the neighborhood gains a messy appearance, and thus this can affect property values. All members of the committee are concerned with maintaining their homes' equity and desire to show Fern Crest as an attractive neighborhood. The presence of Commercial Vehicles, Taxi Cabs, and inoperative vehicles on the street or in driveways detracts from the overall appeal of the Fern Crest Neighborhood.