



Fern Crest Home Owner's Association (HOA)

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

Sunrise Elementary School
May 5th, 2009 | 6:30 pm – 8:30 pm
<http://www.ferncrest.org/>

In Attendance:

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

Approximately 7 homeowners were in attendance

1.0 Official Monthly Meeting was called to order at 6:31 PM, by Vice President Paul Dunn

2.0 Roll Call/Establish Quorum

- 2.01 Sign up sheet circulated
- 2.02 Quorum established

3.0 Review Agenda

- 3.01 Appeals process for Assessed Fines
- 3.02 Adoption of Air conditioner Property Improvement Standards

4.0 Review/Approve Prior Board Meeting Minutes (March 3rd)

- 4.01 Motion to approve minutes of March 3, 2009 Board Meeting by: Paul
Seconded By: Manoj
Pass/Fail: Pass

5.0 President's Report: President Excused

- 5.01 Motion to excuse President by Paul
Seconded by Manoj
Pass/Fail: Pass

6.0 Treasurer's Report:

- 6.01 Motion to excuse Treasurer by Paul
Seconded by Manoj
Pass/Fail: Pass
- 6.02 Treasurer stated that Financials look fine
- 6.03 Received final CDC settlement payment [\$833]
- 6.04 Check to ensure Officer Shirley submits activity log prior to payment (are tickets rather than warning being given, paying for tickets)

- 6.05 Need to move reserve \$ to CD's, unsure if this happened (put \$5K in a 1 year CD, and \$5K in a 2 year CD.)

7.0 Committee Reports

7.01 Block Watch/Safety

- 7.01.1 Three disabled/abandoned/unlicensed vehicles removed from the streets this month. Sheriff assisted us with getting this done.
- 7.01.2 Parking continues to improve. On summer nights and some weekends a lot of outside vehicles in the area. Need a newsletter item to emphasize that home owners are responsible for conveying parking laws to their guests and making sure they comply for the safety and convenience of Fern Crest residents.
- 7.01.3 Began stickering cars for parking across the disabled ramps in the sidewalks. Have seen numerous people with children in carriages having to go down the curbs because of people parking across the ramps. Ramps are painted YELLOW and are formal NO PARKING areas.
- 7.01.4 Received Night Out materials. Have plans started (list of needed items). Will be shopping for rentals on tables, etc.
- 7.01.5 Stickering on 227th PI has been suspended until vandalism problem is corrected. Stickers removed from windows of cars and placed on the car PAINT JOB of a resident who is not associated with the stickering. Sheriff looked up the license number on the sticker so we know who the owner is and where the owner lives. We know the address of the home owner at which this person was parked. This amounts to TRESPASSING on the property of the vandalized home owner and VANDALISM of the vehicle.
- 7.01.6 Violation notices in the future will include the address and the license and make of the vehicle in indelible marker.
- 7.01.7 See Notes Section (Appendix 1) for Sticker design approval. Design Approved

7.02 Communications

- 7.02.1 Paul Dunn reported that the draft Newsletter is ready for publication, awaiting President's Note
- 7.02.2 Deadline is May 11th for the newsletter to be mailed out
- 7.02.3 Association voice web hosting company to be relieved of their contract. This should attribute to a monthly savings for the community
- 7.02.4 Paul and John to review the Association voice contract to confirm the exact date and e-mail BOD

7.03 Parks

- 7.03.1 John M. mentioned the irrigation problem to the big monument at the entrance to the SE 226th PI . When the new house was constructed, the double check valve was buried. John M. will get together with the community HO (who has a metal detector) to locate the valve. He will address the findings in the next meeting
- 7.03.2 John will take a revisit the site for a secondary check
- 7.03.3 Action item for James to follow up on the Park signs

7.04 Property Improvement

- 7.04.1 Received 8 PIC applications
 - 7.04.1.1 Three APPROVED
 - 7.04.1.2 Two RETURNED for lack of information. One APPROVED after receipt of additional information. Additional information not received for two of the applications.
 - 7.04.1.3 Received one PIC that had improper information (SAT DISH and FENCE). Met with owners and helped them create site plan. Received resubmittal and approved.
 - 7.04.1.4 Received one request for variance for fencing standard. Request was DENIED. PIC Committee requested owner investigate landscaping options to address his needs. Owner submitted an appropriate landscaping option. It was approved without the requirement for a new PIC because he had recently submitted and had approved a backyard landscaping plan. Since this option fit into his backyard landscaping, it was approved as an addendum to the existing approved PIC.
 - 7.04.1.5 Received one resubmittal for fence (DIV1/L56). Owner's drawing was not on site plan and when reviewed showed that owner does not know where property line is. Fence was partially drawn across HOA property by monument. Communications with Home Owner denied the fence PIC and requires the owner have property lines surveyed by a licensed land Surveyor prior to resubmittal.
- 7.04.2 Received notification from Mr. Dhillon about completion of promised fence rework. Inspected fence. Fence is OK. Landscaping work on his PIC still outstanding. Only the fence was covered by our April agreement
- 7.04.3 Addressing a continuing non-compliances to PIC Approvals
 - 7.04.3.1 Shed in Div 2 with Sat dishes mounted on the shed. In violation of our previous enforcement of "ground mounting" (as opposed to house mounting) of dishes in accordance with design handbook. Cannot be mounted on fence or fence level. If mounted on a pole in the rear yard, pole cannot exceed 48 inches in height and yard must be fenced

8.0 Property Management's Report

- 8.01 Motion to excuse Property Manager by: Paul
Seconded by: Manoj
Pass/Fail: Pass

9.0 Old Business

10.0 New Business

- 10.01 Adoption of Air Conditioner Property Improvements Standards
 - 10.01.1 Motion to: Adopt the proposed property improvement standard as Property Improvement Memo (PIM) and authorize the Property Improvement Committee to consider and act on applications by homeowners for Air Conditioner Installation.
Moved by: Manu
Seconded: Manoj
Pass/Fail: **Pass**
Final Air Conditioner rules document attached for reference:

Microsoft Word
Document

10.02 Homeowner of Div 1 Lot 96 – Homeowner # 9508

10.02.1 Background: Homeowner received fine for not having backyard installed within 1 year of taking ownership of the property. Homeowner requested a waiver of the fine and an extension of time until October of 2009 to complete the landscaping. The request was to be on the agenda for discussion at the April BOD meeting, however the meeting was not held due to lack of a quorum. In the meantime, an additional fine was levied to the owner because the landscaping is still not completed.

10.02.2 Motion: Remove the second fine from the owner's account because the issue had still not been addressed by the Board prior to issuance of the second fine.

Moved By: Manu
Seconded: Manoj
Pass/Fail: **Pass**

10.02.3 Discussion of owner's original request, and documentation of decision (motion)

10.02.4 Motion: Deny HO's waiver for an extension of time until Oct 2009 to complete the landscaping

Pass/Fail: **Pass (Acceptance of waiver denied)**

ATC to notify HO regarding this decision and compliance steps

10.03 Appeals process for Assessed Fines

10.03.1 Review and discussion of process document and motion to adopt into the Community Rules and Covenant Enforcement Policy

Motion: Move to incorporate the proposed/amended Fern Crest Homeowner's Association Assessed Fines Appeals Process into the Community Rules and Covenant Enforcement Policy.

Moved By: Manu
Seconded: Manoj
Pass/Fail: **Pass**

10.03.2 VP Paul Dunn read out the document to the present HOs

Microsoft Word
Document

10.03.3 Appeal Process document:

10.04 Notes for the record:

10.04.1 Homeowner of Div 2 Lot 60 – 22447 132nd PL SE has been officially notified that as of April 30, their Hardship Rental period has expired and that tenants were to be out. Observations as of May 2, 3, and 4th showed tenants still in residence and there is no visible evidence of moving or preparations for moving out. Per prior notice, and CC&R's Around the Clock is directed to initiate \$300 weekly fines until tenants have vacated the home.

10.04.2 Regarding ongoing fines at Div 1, Lot 40 – 13313 SE 227th Pl. Ledger still shows that homeowner has been receiving assessed fines of \$300/week for unauthorized rental. The residence has observed to have been vacant since at least the last week of December 2008. Around the Clock is directed to remove the \$300 weekly fines for this residence from January, 2009 forward. There continue to be other violations and fines for this residence, and these should continue to be assessed and enforced.

10.04.3 Action item for ATC to remove the fines from the ledger

11.0 **Call to Adjourn the HOA meeting:** Motion called by Paul at 7:20 pm,
Seconded by: Manoj.
Motion: **Passed**

11.01 Next Board Meeting on **June 2nd at 6:30 pm**

12.0 Home owner Forum

12.01 Opened Home owners forum at 7:48 pm

13.0 Reopen meeting as need to deal with items brought forward by Homeowner's forum

13.01 Meeting reopened to address Mr. Dhillon's fine (Fence related)

13.02 John weighed in stating that it is appropriate to remove the pending fine of \$150
(fence compliance related) as there was some communication related confusion

13.03 Motion made to remove the fine by: Paul

Seconded by : Manu

Pass/Fail: **Pass**

13.04 James has an Action item to remove the pending fine

Appendix 1

NOTE:

1. Ask BOD approval of new stickers. These will be used for First and Second violations of the same vehicle. Green stickers retained for third and on:

Stickers approved by BOD

Parking Violation Notice Book



Product Specifications:

- **Size:** 5 2/3"w x 8 1/2"h
- **Parts:** 2 parts

Adhesive: Light adhesive in two strips