

## Frequently Asked Questions:

### HOA:

Candlewood Ridge/Carriagewood (CRCW) HOA covers 850 homes.

The HOA Board meets at 7:00pm on the third Tuesday of the calendar month at the King County Sheriff's Office – Fairwood Storefront in the Albertsons/Haggens parking lot. All Homeowners are welcome to attend.

The HOA annual meeting is at 7:00pm on the fourth Tuesday of January at Fairwood Community United Methodist Church.

The HOA Web Site can be found at [www.crcwhoa.org](http://www.crcwhoa.org).

The Architecture Request Form can be found at [CRCW HOA Form for Architectural Control Request](#)

Q: Who can use the HOA parks?

A: HOA homeowners/renters and their guests.

Q: What hours are the parks open?

A: See sign at entrance. (9am till dusk)

Q: Can you reserve the parks?

A: Yes, contact the HOA at [commonareas@crcwhoa.org](mailto:commonareas@crcwhoa.org) for approval. You must clean up after yourself and take all waste home.

Q: Why are there no basketball hoops?

A: There were problems with people who are not residents using/abusing the basketball court.

Q: Who do I talk to about problems in the park?

A: Contact the HOA at [commonareas@crcwhoa.org](mailto:commonareas@crcwhoa.org) or [complaints@crcwhoa.org](mailto:complaints@crcwhoa.org) for problems unless they are legal in nature in which case contact the King County Sheriff (911).

Q: Can parks be used for sports practice?

A: Yes, contact the HOA at [commonareas@crcwhoa.org](mailto:commonareas@crcwhoa.org) for approval. You must have proff of insurance.

Q: Who is responsible for the mail boxes?

A: The homeowners whose mailboxes are on a particular stand.

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Q: Who do you call about mail problems?

A: The U.S. Postal Service ([www.usps.com/](http://www.usps.com/) 1 800-275-8777).

Q: How do you get a locking box?

- A: The homeowners whose mailboxes are on a particular stand must order and pay for it after getting a request approved by the ACC. The ACC has a list of approved stands.
- Q: Who do I call about a missing mail box key?  
A: The U.S. Postal Service ([www.usps.com/](http://www.usps.com/) 1 800-275-8777).
- Q: What do I need to do if I choose to rent out my home?  
A: Contact the bookkeeper and give her a copy of the rental agreement. [bookkeeper@crcwhoa.org](mailto:bookkeeper@crcwhoa.org)
- Q: Who is responsible for the cul-de-sac planters?  
A: The HOA – they are part of the common areas.
- Q: What do I do about a noisy or bothersome animal?  
A: Contact the HOA at [complaints@crcwhoa.org](mailto:complaints@crcwhoa.org) via a written complaint for problems unless the complaint is legal in nature in which case contact the King County Sheriff (911).
- Q: What do I do about noisy neighbors?  
A: Contact the HOA at [complaints@crcwhoa.org](mailto:complaints@crcwhoa.org) via a written complaint for problems unless the complaint is legal in nature in which case contact the King County Sheriff (911).
- Q: What do I do about problems at a neighbor's home - garbage, truck, paint, roof, yard, etc.?  
A: Contact the HOA at [complaints@crcwhoa.org](mailto:complaints@crcwhoa.org) via a written complaint for problems unless the complaint is legal in nature in which case contact the King County Sheriff (911)
- Q: If I make a complaint will I hear back?  
A: Yes but only that we have received the complaint.
- Q: Will they find out I complained about them?  
A: No.
- Q: How often do I receive a bill?  
A: Quarterly if money is owed.
- Q: When are dues due?  
A: At the start of the year / quarterly.
- Q: What are my dues used for?  
A: Common Areas Maintenance (CAM), Legal, Insurance, Utilities for common areas, Reserves.
- Q: Does the HOA pay for my home's utilities?  
A: No, the dues are far too low to allow for that.
- Q: Does the HOA pay for my yard to be maintained?  
A: No, the dues are far too low to allow for that.
- Q: Does the HOA pay for my homeowners insurance?  
A: No, the dues are far too low to allow for that.

Q: Why isn't the HOA a gated community?  
A: The dues are far too low to allow for that.

Q: Why isn't there a security guard/patrol?  
A: The dues are far too low to allow for that.

Q: What does the HOA do to ensure safety?  
A: We pay for a security patrol via contract with the King County Sheriff.

Q: Are there any community activities?  
A: Yes but we need volunteers to run them and we are not getting them.

Q: How do I find out about them?  
A: They are in the monthly minutes and on the website.

Q: When can I hold a garage sale?  
A: We run an annual garage sale with advertising but you are not limited to that date.

Q: Where can I advertise?  
A: Craigslist, Little Nickel, etc. (You may only post signs on the day of the sale.)

Q: Can I post political signs?  
A: Yes, Political Yard Signs:

- Are limited to one sign pertaining to each office or issue involved in the election.
- Are permitted only during the 90 days before the election to which they relate.
- May not exceed 12 square feet per sign in total area.
- Must be freestanding and mounted on a post or stake. May not be attached to a tree or other natural object.
- Must be removed within 5 days after the election (including any court challenge to it) is concluded.
- May not be illuminated signs.
- In the interest of safety, must be located to avoid interference with traffic and traffic views.

Q: Can I put a cable dish in my yard? On my house? Have multiple dishes? Have any sizes of dishes?  
A: Maybe. You must submit an ACR and get approval before installing any dish.

Q: Can I keep chickens or small goats in my yard?  
A: No.

Q: Can I put up a HAM radio antenna?  
A: Maybe. You must submit an ACR and get approval before installing any antenna.

Q: Can I build a mother-in-law apartment in my back yard?  
A: No.

Q: Can I build a shed in my back yard?  
A: Maybe. You must submit an ACR and get approval before installing any shed and size limits apply. Size limit is 8' x 10'.

Q: What schools do the HOA residents attend?

A: Kent School District [www.kent.k12.wa.us](http://www.kent.k12.wa.us)

Q: Bus service?

A: King County Metro [metro.kingcounty.gov](http://metro.kingcounty.gov)

Q: What community Sports groups for kids (and maybe adults - running clubs/masters swim groups) are available?

A: King County [www.kingcounty.gov](http://www.kingcounty.gov) Services **Parks** and recreation , Kent <http://www.kentwa.gov/SportsLeagues/> and Renton [rentonwa.gov/living/](http://rentonwa.gov/living/))

Q: What do I have to do to keep my home maintained (sidewalks, street, yard, roof, paint, # cars, fence...et al )?

1. A: **Introduction.** Article VIII of the CC&Rs requires owners to properly maintain their yards and landscaping (collectively “yards”) as well as all buildings and structures upon their Lot. Proper and periodic maintenance of yards and buildings, including without limitation homes, is important to the quality and character of the community, and helps maintain property values for the benefit of all members of the community.
2. **Rule.** All exterior areas, buildings and structures must be consistently maintained and kept in a clean and attractive condition, which includes without limitation the following:
  1. **Yard Maintenance** – Yards must be periodically maintained. Such maintenance must include without limitation: lawns must be mowed, trees and shrubs pruned, dead limbs removed, planters, lawns, shrub and other beds kept weeded, woodpiles must be screened from public view, leaf piles and other yard waste must be removed or placed in an attractive container suitably located and screened from public view, and all moss must be removed from driveways and walkways. Garbage cans, recycle bins, and yard waste bins must be screened from public view except when set out for waste pickup. These items should not be set out for pickup before 3 p.m. the day before pickup and should be stored no later than 8 a.m. the day following pickup.
  2. **Adjacent Sidewalks** - Sidewalks adjoining your property shall be kept clear of overgrowth and obstructions. All items found on adjacent sidewalks of a homeowner’s property shall be construed to be owned by that homeowner for purposes of Association action. Homeowners should call King County’s Department of Transportation when adjacent sidewalks need to be repaired.
  3. **Home & Exterior Maintenance** –All structures upon each lot, including the homes, must be maintained in good condition and repair. Such maintenance and repair must include without limitation: Paint and/or stain on each structure (house, fence, deck, etc.) must be uniform in color, and without significant fading, cracking, or peeling. Roofs must be kept free of extensive moss.
  4. **Holiday Decorations-** Christmas lights and other holiday displays must be removed from view

within thirty (30) days following the date of the holiday.

5. **Recreational Equipment** – Items such as, but not limited to, bicycles, toys, and skateboard ramps are to be stored out of sight at the end of each day of use. Portable basketball hoops may be used in the front of the house when the driveway is used as the court. Portable Basketball hoops may be stored on driveways or other suitable locations on an owner's property during periods of extended usage. Permanent basketball hoops (attached to the house) are not permitted in the front of a homeowner's property. Permanent in-ground basketball hoops which use the driveway as a court will be considered on an individual basis after submittal of an ACC request.

Q: When do I need to complete an ACC form?

A: Projects that need Architectural Control Committee (ACC) approval include but are not limited to:

- roof replacement
- exterior painting
- window replacement
- fencing
- decks
- driveway repair/replacement
- major landscaping
- sheds
- mailboxes
- any additional exterior projects visible from the street or a neighbor's house

Q: Where do I get the form?

A: On the HOA Web Site which can be found at [www.crcwhoa.org](http://www.crcwhoa.org).

Q: Where do I send it?

A: All requests may be submitted via E-Mail except for paint as they require a physical paint samples (actual paint chips).

Please allow at least 30 days before your project begins to get approval!

Note: Emergency requests will be handled as quickly as possible.

Q: What needs to be included?

A: ACC Requests must be received in writing and have an ACC request form attached to it.

Please allow at least 30 days before your project begins to get approval!

Note: Emergency requests will be handled as quickly as possible.

Q: What do I do if I receive a complaint?

A: Respond with a plan and timeline to correct or a reason why you feel the complaint is invalid

Q: Who complained about me?

A: We do not reveal the name of a complainer

Q: Why am I getting this letter?

A: There is a perceived problem with your property

Q: How do I get answers to other questions?

A: Contact the HOA

Q: How do I run for the board?

A: Come to a monthly Board meeting and express interest

Q: How can I get involved?

A: Come to a monthly Board meeting and express interest

Q: What events does the HOA put on?

A: Several in the past but we need volunteers to run them and we are not getting them

Q: How do I hear about HOA information?

A: They are in the monthly minutes and on the website

**Utilities:**

To report a street light out call PSE 888-225-5773, give the numbers on the pole or the exact address.

The phone number to call before digging (as we have underground everything in our HOA) is 811.

**Candlewood Ridge and Carriagewood**

**Power (electrical and gas)**

Puget Sound Energy

P.O. BOX 91269

Bellevue, WA 98009

(888) 225-5773

Emergency (888) 225-5773

**Cable**

**Comcast**

**Candlewood Ridge**

**Garbage**

Waste Management of Rainier (800) 592-9995

Garbage – currently every Thursday

Recycle – currently every other Thursday

Yard Waste (and food waste) - \* currently every Thursday

\*December through February yard waste is only the same Thursday as recycle

**Water and Street Lights**

Soos Creek Water & Sewer District (253) 630-9900

14616 SE 192<sup>nd</sup> Street

Renton, WA 98058

Emergency (253) 630-9900

Pay for 2 months at a time

**Sewer**

Cedar River Water & Sewer District      425-255-6370  
18421 SE Petrovitsky Road  
Renton, WA 98058  
Pay for 2 months at a time

**Carriagewood**

**Garbage**

Waste Management of Rainier      (800) 592-9995  
Garbage – currently every Wednesday  
Recycle – currently every other Wednesday  
Yard Waste (and food waste) - \* currently every Wednesday

\*December through February yard waste is only the same Wednesday as recycle

**Water and Sewer and Street Lights**

Soos Creek Water & Sewer District      (253) 630-9900  
14616 SE 192<sup>nd</sup> Street  
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