

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
December 16th, 2014

The following is a summary of the meeting minutes and is not yet approved by the board.

Board Members Present: Alicia Follette, Catherine George, John Utz, Carol Nyseth, and George McGill
Others Present: Four homeowners

This monthly meeting was called to order at 7:00 pm at the King County Sheriff’s Office – Fairwood Storefront.

Fire Department Report: There was a discussion on fire safety around holiday trees and holiday decorations. Do not string too many light strings together. Be careful about fires due to power outages (CO2 concerns). The Fire Department was called to a house fire involving a roof that was fed by high winds. They were also involved in a river rescue.

Police Report:

In Fairwood there were 146 calls for service that generated case reports. Only 4 were in our HOA. One vandalism to a window of a vehicle parked on the street. One person had fraud on a bank account, possibly stolen identity, and two packages stolen from porches.

Stats:

Traffic stops: 11
Parking contacts: 10
Citizen contacts: 3
After hours park contacts: 0

Approval of Last Month’s Minutes: The last month’s minutes were approved.

Homeowner Concerns:

The first home owner has a problem with a neighbor involving a fence that has fallen down onto her property as well as a failing retaining wall. These have been an issue for some time. The neighbor has not been responsive. In addition the same neighbor has a tree that is likely to fall on the H.O.’s house. She was advised to write a letter to the neighbor stating her concerns so that, if the tree falls, it will be her neighbor’s insurance company that will probably be paying for the damages rather than it being considered an “act of God”. She was also advised to make sure that the fence and retaining wall were not originally on her property but were her neighbor’s. (It can be difficult to determine ownership when fences and other structures are 20 or more years old and the original owners long gone.)

The second group of home owners (husband and wife) reviewed their quarterly statement and were surprised and unhappy to discover that they had incurred fines and those fines had accrued significantly. They had not understood that all garbage cans, yard waste and recycle bins must be out of sight from the street behind a fence or behind the house. There is some concerns about what communications they did or did not receive. They were told that they could write a letter to the Board asking for an appeal review.

The last home owner was also unhappy that his fines were so large. He had not read the statement that he received this fall and was surprised when he opened the one he got this month. He is looking for a new tenant as the last one was a problem. He was also advised to appeal.

Committee Reports:

Treasurer’s Report:

None this month

ACC Report:

We are now accepting ACC requests via e-mail when the form does not need paint chips. (All paint chips must be mailed or hand delivered.) The changed ACR form that reflects this has been approved and loaded on to the WEB.

ACC requests were:

2 garage door replacements

1 fence

1 roof

Common Areas Maintenance Report:

- Reminder to all Homeowners – It is our responsibility (Not King County's) to keep the street drains clear. Please clear the debris and leaves from the drains by your house and at the ends of your street.
- We continue to have branches and trees fall onto the paths at CR Park. Please contact me at commonareas@crcwhoa.org or call 425-738-8611 #80 and leave a message if you notice any trees or branches at either park or any of the Common areas or entrances.
- Reminder all dogs must be on leash – this is a King County Law as well as our policy in our HOA Parks.
- King County Sheriff Patrols and requests will now be coordinated by the CAM Chair and monthly reports will be submitted before each monthly meeting. Please contact the Board with any areas of concern and we will do our best to accommodate.
- I found mail in CR Park from 12 different houses in CR Neighborhood and my neighbor had a package stolen from his porch – the opened empty box was found down in CR Park. Please keep an eye out in your neighborhood for people taking mail or packages from porches and report anything suspicious.
- I was informed by a HO that one of the infant swings at CR Park is damaged. I have ordered a new one.
- We have decided to lock off all the water meters for the winter. When the weather is better we will attempt to find the leak at CW Park.
- When SCW&S locked the meters they took a final reading on each and sent us the bill for each. Two of them were normal but one was a very big surprise - \$527,000. It seems the meter zeroed out and their billing computer read it as a huge usage. It was a mistake and it has been corrected.
- Two weeks ago when we had the snow I witnessed a SUV drive into CR Park. They drove over one of the flat rocks – I have asked Canber to purchase 3 more large rocks and we are going to move and or replace some to make it harder for people to get into the park.
- Please keep a watch for suspicious Activity and call 911
 - **Reminder:** Our parks are private parks which exist for the use and enjoyment of HOA residents, their families and guests. They are not public parks. Our park usage rules apply to everyone. Following are some of the rules that have been established to maximize safety, and minimize liability and maintenance cost:
 - A. Park Hours: 9:00 am to dusk.
 - B. No Smoking, alcohol, drugs, loud music, golfing, motorized vehicles or **Fireworks** are allowed.

C. Animals must be leashed and owners are responsible for cleaning up after their animals.

Complaints Negotiations Report:

We talked about a few houses that we continue to have issues with.

Legal and Insurance Report:

None

Cul-de-Sac Committee

No report this month but the 2015 budget has money for more cul-de-sac work..

New Web Site:

Catherine is the focal if someone has an issue

Capital Improvement Committee:

Please contact the board if you have any ideas for Capital Improvements.

Nominating Committee

John Utz is chair, Catherine George is a member. There is one old open Board position. There will be three Board positions up for reelection in 2015. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

Old Business:

We discussed the annual meeting (next January). We need to work on the presentations.

New Business:

We will do another round of the postcards in the Spring. A reminder will be sent in March and we plan to send the postcards at the end of April.

Roles for the 2014 HOA Board Members

John Utz	President / Nominating Committee Chair
Alicia Follette	Complaints
George McGill	Common Areas Chair/Cul-de-sac Chair/Vice President
Don Nelson	Legal and Insurance/Treasurer
Catherine George	ACC/Web Master/Reporting Secretary
Carol Nyseth	Member at Large

Special Topics: Visit our Website and contact the HOA via Email at:

Web – www.crcwhoa.org

Email – president@crcwhoa.org info@crcwhoa.org

If you would like to give us your email address in order to be added to our email announcements please send your info to bookkeeper@crcwhoa.org.

Please visit us on Facebook also.

A motion was made to adjourn the main meeting at 9:00pm.

Next Board Meetings:

- January 20th, 2015
- February 17th, 2015
- March 17th, 2015

- April 21st, 2015
- May 19th, 2015
- June 16th, 2015
- July 21st, 2015
- August 18th, 2015
- September 15th, 2015
- October 20th, 2015
- November 17th, 2015
- December 15th, 2015

Annual Meeting:

- January 27th, 2015 7:00 at Fairwood Community United Methodist Church

Board meetings are usually held at **7:00 pm.** at the Sheriff's Office, Albertson's Shopping Center.
All Homeowners are welcome to attend.