

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**April 21<sup>st</sup>, 2015**

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

**Board Members Present: Catherine George, Don Nelson, Carol Nyseth, and George McGill**  
**Others Present:** 2 home owners

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

**Fire Department Report:** No report this month.

**Police Report:**

In Fairwood last month there were 125 calls for service that generated case reports. Three were in our HOA. One vehicle got egged, and two different individuals got picked by our warrants unit. No burglaries, no car prowls, no vandalisms, no mail thefts.

Stats:

Vehicle contacts: 0

Parking contacts: 0

Citizen contacts: 0

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

**Homeowner Concerns:**

Two homeowners were in attendance. The first one had concerns about both his neighbors. One house is apparently a pot grow op and the second is bank owned but appears to be neglected. We will look into the situation of the house that is not being maintained to see what, if anything, we can do. The CAM chair will contact our police contact to see what he knows about the pot house.

The second homeowner is having medical issues and is concerned about her ability to maintain her house. We talked about what she needed to do in terms of ACC approval for fixes.

**Committee Reports:**

**Treasurer's Report:**

No report 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.)

ACC requests for this month were:

2 fence

2 paint

2 roofs

1 window replacement

1 shed

**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](mailto: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.
- Canber put bark down at all Common Areas at a cost of \$4200.
- Canber replaced the stolen Retaining wall blocks at CR Entrance. They installed with rebar into the ground through each block and filled with cement, they also glued down the toppers. The total cost came to \$1780.
- I met with Keith from Superior Asphalt and showed him what we needed done at the paths at CR Park. I had him give me 2 quotes as part of the paths are on Seattle City Lights property and we would have to get their approval to repair. That part of the paths is not terribly bad so I suggest leaving that as is for now. The parts on the paths that are on our property are quite bad as the roots from the tall trees have gone under and raised up cracked the asphalt open in about 15 spots. They will dig up and remove the old asphalt, cut and remove the roots and put down new gravel and asphalt, and will seal all joints. The quote for the paths on our property is \$5986 + tax, the quote for Seattle's paths is \$3400+ tax. The Board voted to repair the paths on our property.
- 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.
- 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:**

No report this month.

### **Legal and Insurance Report:**

None

### **Cul-de-Sac Committee**

Two weeks ago Don and I went around and inspected all 18 Islands.

We compared them with the notes that the Committee did back in 2014, and rated them from 1 to 5 (1 being in need of repair and 5 in good shape) There are 2 islands (#8 and 10 on the map) that have broken curbing and large trees that need to be removed. We also are suggesting we remove part of the existing Island and replace the curbing at that section with rolled curbing like we did at the 3 Islands that we have done in the last 2 years.

We also have 2 other Islands that have several large trees that are raising the curbing and cracking the asphalt in the street. I am going to contact King County Roads and see if they will do anything at all to repair the roads if we remove the trees.

**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**

Catherine George is the only current member. There are two old open Board positions. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

**Old Business:**

Due to the lack of volunteers, we will ask the bookkeeper if she will organize the Spring postcard project. She will be paid for this work. All HOA sponsored events have been cancelled for 2015 due to a lack of volunteers except for the Easter Egg Hunt which some volunteers stepped up to with less than 2 weeks to go. They did a wonderful job of it and the Board thanks them very much..

**New Business:**

John has resigned from the Board as his house has been sold and he will be moving to Tacoma. George has taken over as President and Don is the new Vice President.

Roles for the 2015 HOA Board Members

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

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

Web – [www.crcwhoa.org](http://www.crcwhoa.org)

Email – [president@crcwhoa.org](mailto:president@crcwhoa.org)      [info@crcwhoa.org](mailto: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](mailto:bookkeeper@crcwhoa.org).

Please visit us on Facebook also.

A motion was made to adjourn the main meeting at 8:21pm.

**Next Board Meetings:**

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

**Annual Meeting:**

- January 26<sup>th</sup>, 2016 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.