

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
June 16th, 2015

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

Board Members Present: Alicia Follette, Catherine George, Don Nelson, Carol Nyseth, and George McGill

Others Present: None

This monthly meeting was called to order at 7:02 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. Five were in our HOA. One was a suspicious circumstance call where a resident found a sleeping bag in her back yard. Someone possibly had been sleeping and or prowling there at some point in the past. One call was a larceny. A resident answered a knock at the door. Two people asked to come in so one could use the bathroom. They were allowed in and they took ID and bank info. There was also one each of Mail theft, Child abuse, and a stolen vehicle.

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

Homeowner Concerns:

None

HOA Walkabout:

We reviewed questions about the postcard project, AKA HOA walkabout. George will write up a letter of appreciation for home owners with outstanding houses and yards.

Committee Reports:

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.
- The CR entrance, West side had a car run into our retaining blocks and knock several loose. Canber repaired and glued the tops on and filled the blocks with cement. The cost came to \$316.00.
- I received 2 quotes for the removal of a large cottonwood tree whose roots are breaking up our walking path at CR Park – both quotes are around \$2000 with them chipping up and removing the branches but leaving the trunk which would be cut into 4 to 5 ft lengths and left in the woods. They want another \$1600 to remove the trunk. It was moved and approved to have the tree cut down and the trunk removed.
- I also received a quote for Canber to cut up and remove about 20 large roots that are starting to raise the sidewalks with the hope of this stopping the roots getting any bigger and maybe even the

sidewalks dropping back down. They would remove the roots and repair any damage to the area including new grass. Cost for this is \$3000. It was moved and approved to have this work done.

- I received a request from a HO at CW to look at a large cottonwood on the Common Area (CW Park) that had several large branches fall into their yard. She asked us to have an arborist look at it which I did him and I are going to meet with HO this week.
- I also had the arborist look at the Maples in CR along 159th in front of the Park and at the CR Entrance to see if he felt they needed pruning. He suggested pruning off the suckers and elevate to 15 ft above roadway and trim back branches to reduce storm damage. He also said the Maples at the entrance look stressed and he recommends Deep Root fertilizer treatment. We also walked through CW Park to check for any trees that might need taken care of - there are 5 dead trees and 1 very close to the playground that could fall if we have another big wind storm. The cost for the work at CR would be \$6155.00; the cost for CW would be \$2070.00. I asked him if he thought we could wait until next year for the maples at CR and he said yes although he did recommend the deep root fertilizer this year.
- 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.

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 Board approved an exception for the size of one homeowner's shed due to special circumstances.

ACC requests for this month were:

- 1 retaining wall
- 9 paint
- 1 siding
- 2 landscape
- 3 fence

Complaints Negotiations Report:

Three complaints were discussed.

Treasurer's Report:

Everything is looking good on the income side and the only unforeseen issue on the expenses side was the tree work that we just approved.

Legal and Insurance Report:

No change from last month.

Cul-de-Sac Committee

No report this month.

Cul-de-Sac:

All work will be postponed until next year due to other activity.

Web Site:

Catherine is the focal if someone has an issue. We need volunteers for Summer Event if we are to have one. Catherine will post a notice on the web page.

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 a lack of volunteers, the decisions on what to do with the CW basketball court, CR entrance and all entrance signs is deferred to next year.

New Business:

None.

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
Open position	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 8:05pm.

Next Board Meetings:

- July 21st, 2015
- August 18th, 2015
- September 15th, 2015
- October 20th, 2015
- November 17th, 2015

- December 15th, 2015

Annual Meeting:

- January 26th, 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.