

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**August 18th, 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:** Five homeowners

This monthly meeting was called to order at 7:04 pm at the King County Sheriff's Office – Fairwood Storefront.

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

**Police Report:**

During the last month Fairwood was busy. The police had 155 calls for service that ended up generating a case report. 11 were in our neighborhood. Two DV's, 1 car prowler, one theft from a residence (by a guest), one each stolen vehicle and recovered stolen vehicle, and four burglaries. The burglaries are most concerning. Two were on the Lake Youngs trail, one was to an open garage. The common thread was broken windows to reach the front door lock or broken rear door glass. As of now we have no suspects in these cases. Please be vigilant and call 911 if you see suspicious activity.

Traffic contacts: 9

Parking contacts: 11

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

**Homeowner Concerns:**

Several issues were brought up by the homeowners that came plus some that had been given to a Board member. There is a fence in CR that had graffiti. The graffiti had been sanded off by a neighbor but the shadow of it remained. The same neighbor has volunteered to paint the fence to hide the graffiti. One person brought up the issue of people parking on the sidewalk, which is illegal. If it happens again, the homeowner was told to let the CAM chair know and he will notify our neighborhood police. Another person brought up the issue of a home in the HOA that is not being maintained. He was asked to file an official complaint so that we could start the complaint process. Then the issue of the HOA looking into back and side yard compliance was raised. (Since the HOA cannot go onto the property of a homeowner without an invitation, this is not an easy issue for the HOA to deal with although we have gotten involved in some cases.) Then the question of complaint follow up was brought up. The Board does not publicize complaints and the process can take a long time if the homeowners do not respond to the letters. Finally one homeowner wanted to know why we are concerned about missing or illegible house numbers. Why are we not happy if they only have numbers on the curb? The fire department has told us that they do not look for house numbers on the curb, plus they can be hidden by a car. The requirement for house numbers (8 inches tall and of a contrasting color) is a county requirement, not just a HOA one.

**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](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.

- We had the water turned on at CW Park and CR Park and entrance. As now required by Soos Creek W & S we had to have the Backflow test done at all 3 valves – one failed and had to be repaired which we had done. Total cost came to \$400; the repair was \$140 of that. We also have to pay SCW&S for unlocking the valves \$28.00 each.
- Now that the water is on we need to start inspecting and testing CW to find the leak in the sprinkler system. I have a message into Canber and am waiting to meet with them.
- 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 two new roofing materials.

ACC requests for this month were:

- 1 roof
- 8 paint
- 1 windows
- 2 shed
- 1 siding
- 1 driveway
- 1 gutter
- 1 window replacement
- 1 parking strip

### **Complaints Negotiations Report:**

No report this month

### **Treasurer's Report:**

The finances are tracking according to plan.

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

The insurance quote has gone up for the first time in several years.

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

One homeowner reported cul-de-sac damage last month from a garbage truck. It was reported to the garbage company but they are being slow to respond.

**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:**

The postcard project is still being worked. The bookkeeper is providing clerical support and has come up with the idea of a follow up letter asking for a plan to fix problem areas.

**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](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.

**Executive session:**

An executive session was held following the open meeting.

A motion was made to adjourn the main meeting at 8:55pm.

**Next Board Meetings:**

- 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.