

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
June 21st, 2016

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

Board Members Present: Catherine George, Don Nelson, George McGill and Holly Jensen.

Others Present: 4 home owners

This monthly meeting was called to order at 7:02 pm at the King County Sheriff's Office – Fairwood Storefront.

Fire Department Report: There was no report this month.

Police Report: This month there were 105 incidents that generated a case report in the general Fairwood area. Six were in our HOA area. One each: mental complaint, parking violation, found property, and abandoned vehicle. There were two vandalisms where the lights on garages were broken. No burglaries or stolen vehicles this month.

Traffic contacts; 4

Parking contacts: 3

Citizen contacts: 3

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

Homeowner Concerns:

One home owner was stressed about the post card notice that she received as she felt that her property was in good order. George will review her property.

Another home owner remarked that the CW Park is full of weeds and all CW entrances need work (due to moss and weeds). George will talk to Canber about these concerns. The home owner will send George the names of some other maintenance contractors who should be invited to bid when the contract with Canber comes up for renewal.

The final home owner turned in an ACR form which was approved.

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
- Reminder all dogs must be on leash – this is a King County Law as well as our policy in our HOA Park
- Canber has done the maintenance at all 18 Islands in the CR cul-de-sacs.

- Canber also did clean up and trimming at the 4 King County. Retention Ponds, 1 in CR and 3 in CW.
- Canber repaired all the ripped up weed barrier fabric and laid down new bark at about 20 spots where we had roots removed last year.
- I was notified of 2 dead and leaning trees, one in CR Park and 1 in CW Park – we will get these cut down.
- We had a 10-year-old boy get stuck in one of the infant swings at CR Park and the Fire Dept. was called. They ended up cutting the swing and both chains in order to remove him. I have replaced it at a cost of \$260 – I have notified the parents but as of yet have not received payment.
- 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.)

ACC requests for this month were:

- 1 driveway replacement
- 3 roof replacements
- 3 landscapings (tree removal)
- 10 paint
- 4 fences
- 1 deck replacement
- 1 re-sodding
- 2 window replacements
- 2 sheds
- 1 siding replacement
- 1 stoop repair/replacement
- 1 storm door

Complaints Negotiations Report:

No complaints this month.

Treasurer's Report:

The 2016 budget is looking good. (Report will be sent out to Board member shortly.) A discussion of what to do with reserves was started due to a proposal from a home owner (not present) to invest the money. Don will look into what can legally be done.

Legal and Insurance Report:

There was a discussion about who is responsible for repairing large root damage to sidewalks and who would be legally liable if someone was hurt. Currently it is the Board's understanding that the home owner is responsible for maintaining the adjacent sidewalks and is thus liable.

Community Events Committee

Please note that, if a home owner wants to reserve a park, he or she should contact the CAM chair at commonareas@crcwhoa.org or call 425-738-8611 #80 and leave a message. Catherine will put a note about that on the web site the next time it is updated.

The CRCW Garage Sale (July 8-10) will have UpTekk coming on the 10th from 3-8pm (Sunday only) at each park to pick up some of the unwanted items that did not sell

The Summer Block Party will be Saturday August 20th from 3-7pm. Holly will determine is water is available to operate a slip and slide. She will also look into power generators. Home owners who attend should bring chair or picnic blankets.

Cul-de-Sac Committee

- We had 3 dead pine trees cut down from the island on 156th Ave SE
- We did our yearly inspection of all 18 islands and have determined the next 4 for repair work. The plan is to do 2 this year and 2 next year.
- The 2 for next year are the islands on SE 178th Pl. One is on the East side of 158th and the other is SE 178th Pl. on the West side of 158th.
- The 2 for this year (these are in the worst shape) are the island on SE 178th Ct. and the one on 155th Ave SE. These both will need trees and roots removed and new curbing and new asphalt.
- We are in the process of getting estimates from Canber and from the asphalt companies and the tree company.
- We will be sending letters out to all Homeowners in these cul-de-sacs before any work starts.
- There was a mix up on the quarterly maintenance of the Islands – this has been resolved and will be done from now on.

Web Site:

Catherine is still working on putting a FAQ page on the web site. The Board suggested that she not put a lot of links in the page as they would create a maintenance headache.

Capital Improvement Committee:

Please contact the Board if you have any ideas for Capital Improvements. It was noted that there is a steep edge to one side of the CW Park concrete pad. George will look into doing something to improve this from a safety standpoint.

Nominating Committee

No report this month.

Old Business:

The postcard project was discussed.

New Business:

There was no new business this month.

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. No one will see your email and we will not give it to anyone.

Roles for the 2015 HOA Board Members

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

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.

Executive session:

No session this month.

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

Next Board Meetings:

- July 19th, 2016
- August 16th, 2016
- September 20th, 2016
- October 18th, 2016
- November 15th, 2016
- December 20th, 2016

Annual Meeting:

- January 24th, 2017 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.