

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
July 19th, 2016

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

Board Members Present: Alicia Follette, Carol Nyseth, Catherine George, Dan Nelson, Don Nelson, George McGill and Holly Jensen.

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: There was no report this month.

Police Report: There was no report this month.

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

Homeowner Concerns:

No homeowners were present.

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 Cty. Retention Ponds 1 in CR and 3 in CW.
- I installed the new infant swing at CR Park.
- 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 received another complaint about the trees on the East border of the Apts. We are going to ask our Lawyer for his opinion on what we should do.
- We received an e mail from a HO whose back fence is at the CR Entrance telling us he is going to replace it and asking who is going to pay for it. The following day they tore the old fence down and are putting the new one up before we have contacted him. He also did not submit an ACC Form.

- 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.) One paint requests was approved before the meeting started. In addition, George joined the ACC to replace Carol. It was noted that two paint requests have been disapproved lately due to incomplete forms – all forms must be signed, include a valid address and phone number and, if for paint, must include paint chips and note which paint is for what part of the house (body, trim, door, ...).

ACC requests for this month were:

3 landscaping requests
 2 tree removals
 2 fences
 7 paint
 3 roof replacements
 1 driveway replacement
 1 window replacement
 1 shed

Complaints Negotiations Report:

No complaints this month.

Treasurer's Report:

No report this month.

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 liable if someone trips and falls. The County must maintain the sidewalk but the homeowner may need to remove a tree that is causing problems if the tree's roots are causing the sidewalk to heave, before the County will repair the sidewalk.

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.

The garage sale was a success. Two home owners had issues. They wanted the signs to be up the Monday before the sale and the Craig's List listing did not mention the CRCW HOA by name. In addition, the Up-Tekk truck did not have a sign on it indicating what it was.

The Summer Block Party will be Saturday August 20th from 3-7pm. Holly will determine if water can be provided from a local homeowner to operate a slip and slide. She will also look into power generators for the bouncy toys. Home owners who attend should bring chairs or picnic blankets. We still need volunteers to help with the event.

Cul-de-Sac Committee

- The 2 islands 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 discussed whether we should spend the money for rolled curbing. The cheaper extruded curbing is subject to being moved as it is not connected to the island.
- We will be sending letters out to all Homeowners in these cul-de-sacs before any work starts.

Web Site:

Catherine has put a FAQ page on the web site.

Capital Improvement Committee:

Please contact the Board if you have any ideas for Capital Improvements. It was noted last month that there is a steep edge to one side of the CW Park concrete pad. George has started work on improving it.

Nominating Committee

No report this month.

Old Business:

The postcard project was discussed. Letters will be going out soon.

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 8:45pm.

Next Board Meetings:

- August 16th, 2016
- September 20th, 2016
- October 18th, 2016
- November 15th, 2016
- December 20th, 2016
- January 17th, 2017
- February 21st, 2017
- March 21st, 2017
- April 18th, 2017
- May 16th, 2017
- June 20th, 2017
- July 18th, 2017
- August 15th, 2017
- September 19th, 2017
- October 17th, 2017
- November 21st, 2017
- December 19th, 2017

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.