

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
August 16th, 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, George McGill and Holly Jensen.

Others Present: One home owner

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 we had 3 recovered stolen vehicles in our area. Besides that there were one car prowl and an ID theft related to stolen mail.

Traffic stops: 14

Parking contacts: 11

Recovered the stolen car

No Burglaries this month.

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

Homeowner Concerns:

One home owner had concerns about the letter sent to her as part of the post card project. She moved in after the explanation letter, postcard and original letter were sent so the first she knew of it was when the second letter was sent. She is sending the Board a letter explaining her plans to address the issues in the letter. George will notify the bookkeeper that she is a new home owner and did not get the first letter.

Please note – do not leave your garage door opener in your car when it is parked on the street or in the driveway. Some cars have been broken into and the opener used to access the garage and items in the garage stolen even when the owners are in the house.

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 Parks
- **Our volunteer HO in CW who refilled the Mutt Mitts has moved, we need someone to take over this job.**

Please contact me if you are interested.

- 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.) It was noted that two paint requests have been received lately without trim color (just one color chip was included in each case). 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, deck, gutters, door, ...).

ACC requests for this month were:

2 roof replacements
5 paint
1 fence
1 tree trimming
1 gutter replacement
1 window replacement
1 deck

Complaints Negotiations Report:

There was one complaint received about an issue with the apartments. There was also one additional complaint received. The walkthrough/postcard complaints will soon be sent out by the bookkeeper.

Treasurer's Report:

No report this month.

Legal and Insurance Report:

No report this month.

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@crwhoa.org or call 425-738-8611 #80 and leave a message.

The Summer Block Party will be Saturday August 20th from 3-7pm. Holly has ordered a power generator 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 HOA Board approved last month to do repair and reduction of size of 2 more Planter/Islands in CR. The 2 are SE 178th Ct. and SE 178th Pl. Both of these Islands have large trees in them and their roots have broken the curbing and the asphalt. Canber has cut down the trees and removed the trunks and the roots and the broken curbing. They also will remove about 2 to 3 feet of the back of each Island. When Canber is done we will have Superior Asphalt remove all the raised and cracked asphalt and all the roots then put down crushed rock and new asphalt and also new curbing. Superior is very busy but thinks they can get it done by Sept 14th. They will give George a confirmed date in about 5 to 7 days so I can notify all HO's in both cul-de-sacs. Total cost for all work will be \$14,785

Web Site:

Catherine has put a PDF version of the FAQ (Frequently Asked Questions) page on the web site which replaces the Word document and should be easier to read. She will put a note on the web site that home owners who need referrals to good contractors might try "Next Door". She will also put in the correct address for the HOA Facebook page.

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 made improvements.

Nominating Committee

No report this month.

Old Business:

There has been a question as to where the property line is between the CR home owners and the apartments. Some homeowners appear to have put fences or sheds on the apartments' property. There is no HOA common area in that area and the HOA is not responsible or involved in the trees in that area.

There has also been a question about the sidewalks in the HOA. George talked to King County and some of the sidewalks have been patched by King County.

Post card project – 2015 *star properties – 129	2016 star properties – 211, an increase of 63%
2015 post cards – 419	2016 post cards – 491, an increase of 17%

*Star properties are judged to be with any issues or with a few very minor issues

The increase in post cards is mainly due to being more critical and more consistent each year as the HOA improves.

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@crwhoa.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 8:13pm.

Next Board Meetings:

- 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.