

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
October 18th, 2016

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

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

Others Present: One home owner

This monthly meeting was called to order at 7:01 pm at the King County Sheriff’s Office – Fairwood Storefront.

Fire Department Report: No report this month

Police Report: So here is Sam’s break down. In the last 30 days we had two burglaries, both to open residences. One was an open window in the back of the house, one an open door. In one of those a car was taken. The keys were on the counter and the car was taken out of the driveway. There was one other stolen car. So there were 2 burglaries, 2 stolen cars. There were two more burglaries to the houses under construction near the school, which are really not burglaries but that’s how we classify them. There were one car prowl and something stolen from a house, but probably from a guest so it was a “larceny”. So it was a little busier than we like, but not really a crime wave. Someone, centered around the apartments, is stealing and dumping cars. We had some dumped stolen cars, and some recovered from outside the area. So, not terrible a month but not great.

The Board mentioned concerns about the likelihood of more package thefts since Christmas is coming up. Also, we continue to have people dumping personal garbage in the Park garbage bins.

The Board talked to Sam about having a meeting focused on safety concerns. This will take place at the next month’s Board meeting.

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

Homeowner Concerns:

One home owner was present but did not have any concerns.

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
- We had 2 fairly large trees fall at CR Park. I have asked Canber to cut up and remove.
- 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.
- It is now Fall and the leaves are falling – PLEASE keep your street drains clear. The County does not do this, it is up to each Homeowner to keep the street drains by their house clear. This means any street drain in front or on the side of your lot.
- 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 ACR 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 paint requests have been received lately without paint chips. All ACR 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 paint
- 2 roof replacements
- 1 porch
- 1 landscaping
- 1 shed
- 1 mail box replacement

Complaints Negotiations Report:

The walk-thru/postcard complaints are now about half way through being processed. Many H.O.s have corrected their issues.

Treasurer's Report:

The Treasurer handed out the proposed 2017 budget. We discussed it in detail, then talked about the capital reserves and what we should do about building them up.

Legal and Insurance Report:

We will discuss this during an executive session.

Community Events Committee

We heard the final report from the Summer Event. There was a lot of leftover food that we will donate to the homeless. Next year we will get more and better signage.

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.

Cul-de-Sac Committee

The two cul-de-sacs that we had scheduled for this year are both done.

Web Site:

Catherine will put the correct address for the HOA Facebook page in the minutes and on the Web page.

Capital Improvement Committee:

Please contact the Board if you have any ideas for Capital Improvements.

Nominating Committee

No report this month but one Board member whose term is expiring has said that he will not stand for re-election so we need volunteers. Please note – Board members do not have to be home owners.

Old Business:

We are forming two new committees. The first one will look into what to do with the main Candlewood Ridge entrance landscaping, under Dan Nelson. The second will look into what should be done with the Carriagewood Park, under Holly Jensen.

Our lawyer will write a letter about the ownership of the land between CR and the apartments and send it to both the apartment's owners and its managers. George will draft a letter to be sent to the H.O.s who adjourn that land and who may have encroached on it. This land is owned by the apartments.

There has also been a question about the sidewalks in the HOA. Don talked to King County and found out what the process is for sidewalk repair.

We discussed the approach that we want to take to the postcard project in 2017 and decided that we would be more aggressive as many of the issues keep coming up each year.

New Business:

There was a mail box stand in CW that was knocked down by Waste Management. Waste Management will pay to replace it. The H.O. who saw the truck do the damage is taking the lead in getting it replaced. Thanks are due to her for her efforts.

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 2016 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

Facebook - Candlewood Ridge/Carriagewood HOA

Email – president@crcwhoa.org info@crcwhoa.org architecture@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:

There was a session this month to discuss legal issues.

A motion was made to adjourn the main meeting at 9:10pm.

Next Board Meetings:

- 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.