

`Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
July 18th, 2017

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

Board Members Present: Catherine George, George McGill, Dan Nelson, Carol Nyseth and Holly Jensen.
Others Present: Three homeowners and representatives from the Fire and Sheriff’s Departments

This monthly meeting was called to order at 7:07 pm at the King County Sheriff’s Office – Fairwood Storefront.

Fire Department Report: Please check that upper windows are not open wide enough for children to fall out of them. Screens are not strong enough to prevent falls. Also, please note that, while the air may be warm or even hot, the water is still very cold so wear life preservers when on or near the water.

Police Report: Last month in Fairwood there were 111 call for service that ended in case reports being taken. Eight were in our HOA area. One each-Parking violation (towed), vehicle prowl, stolen bike, violation of a court order, arson, threats, child abuse and burglary. The burglary was to a garage, the door may or may not have been left open.

Note – it is illegal to park on the sidewalk or to block a driveway.

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

Homeowner Concerns:

There were concerns expressed to Sam (our Sheriff’s representative) about people from the apartments parking in our neighborhoods. Please report the cars if they are parked illegally. If possible, please take a picture of the offending car, including its license plate number, and e-mail to George at president@crcwhoa.org.

A homeowner wants a new roof to be approved that does not fit our criteria. The ACC will review it and may approve a one time exception until we get some experience with the new material.

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
- · Canber has removed the old cedar fencing behind the 2 brick signs at CR Entrance. The No Soliciting sign has also been repaired.
- · I installed a new Small Mutt Mitt garbage can by the Playground and moved the large metal one down into the Park by the path and removed the broken plastic one. This is because we were still getting large bags of household garbage filling the large can almost every week.
- · I also installed a new Mutt Mitt station and small garbage can along the pipeline path on 149th SE in CW.
- · 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.
- · We are going to have the tree work at CR Park done on July 19th.

- King County Sheriff Patrols and requests are now 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 accept ACR requests via e-mail when the form does not need paint chips. (All paint chips must be mailed or hand delivered.) It has been noted that paint requests have been received lately without paint chips as well as requests without ACR forms. All requests must be accompanied by ACR forms which 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:

- 1 landscaping project
- 6 paint
- 1 A/C installation
- 3 fences
- 3 gutter replacements
- 1 siding replacement
- 1 porch replacement
- 1 deck replacement
- 1 chimney removal
- 2 mail box replacements
- 1 roof

Complaints Negotiations Report:

There was no report this month.

Treasurer's Report:

All is going well. The HOA is using the new BECU bank account. We will be buying some long term CDs to help our capital accounts even though we are unable to get the member's rate.

Legal and Insurance Report:

Don, George and the bookkeeper are working on a few issues having to do with foreclosures and bankruptcies.

Community Events Committee

The Garage Sale was July 7, 8 and 9th. UpTekk was on site at each park from 2 to 5 pm on the 9th. They filled up more than one truck. Holly had ordered more signs for the events. They were a success so the Board approved a couple of more signs. The Summer Event will be August 19th from 3 to 7 pm with eating scheduled to start at 5 pm. The Fire Department is scheduled to appear. Holly will act as the DJ with a rented sound system.

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

No report this month.

Web Site:

No report this month.

Capital Improvement Committee:

The CW Park Improvement Committee is ready to buy the new toys. The BOD voted to approve the costs of the purchase. The preparation and installation work will occur early next spring and will be priced and approved at that time.

The CR Entrance Improvement Committee did not report this month.

Nominating Committee

No report this month.

Old Business:

The 2nd walk thru is complete and the first letters have been sent out.

New Business:

We had 2 CW HO's clean up the sidewalk and wall at the CW Entrance #1, as the County had not done anything all year.. They did a FANTASTIC job and the HOA Board thanks them much.

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 2017 HOA Board Members

George McGill	President / Common Areas Chair / Cul-de-sac Chair
Dan Nelson	Vice President / Treasurer
Catherine George	Reporting Secretary / ACC Chair / Web Master
Alicia Follette	Complaints
Carol Nyseth	Member at Large
Holly Jensen	Community Events Committee Chair
*Don Nelson	Legal and Insurance
* Volunteer, not a Board Member	

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 no session this month.

A motion was made to adjourn the main meeting at 8:44pm.

Next Board Meetings:

- August 15th, 2017

- September 19th, 2017
- October 17th, 2017
- November 21st, 2017
- December 19th, 2017
- January 16th, 2018
- February 20th, 2018
- March 20th, 2018
- April 17th, 2018
- May 15th, 2018
- June 19th, 2018
- July 17th, 2018
- August 21st, 2018
- September 18th, 2018
- October 16th, 2018
- November 20th, 2018
- December 18th, 2018

Annual Meeting:

- January 23th, 2018 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 on the third Tuesday of the month. All Homeowners are welcome to attend.