

**`Candlewood Ridge – Carriage Wood Homeowners’ Association  
Minutes of the Meeting  
August 15th, 2017**

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

**Board Members Present:** Alicia FolletteCatherine 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 7:00 pm at the King County Sheriff’s Office – Fairwood Storefront.

**Fire Department Report:** Summer is the height of water recreation season. An average of 23 people perishes in drowning accidents every year in KC. Current law requires all children 12 years of age and under to wear a PFD when they are on any vessel that is less than 19 feet in length.

July had 11 fires and 6 emergency medical service calls responded to by the Renton Regional Fire Authority.

See information on street addresses under home owner concerns. The fire department is very concerned about this issue so that they can find you in an emergency.

**Police Report:** Last month in Fairwood there were 110 calls for service that ended in case reports being taken. 11 were in our HOA area. There were: 1 larceny of a realtor sign and a civil problem at the same home, 3 abandoned vehicles, 1 found property, 2 stolen bikes, 2 car prowls and a warrant arrest. No burglaries, which is good.

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](mailto:president@crcwhoa.org).

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 questions about the postcard project and the timing of letters to the homeowner about complaints regarding the problems found via the project. There were three days between the regular mail complaint and the register mail complaint’s postmark. (They should have had the same postmark as they were dropped off at the post office at the same time.) There are two letters because our lawyer has recommended that we send both kinds.

One of the homeowners wanted to know how we treat special circumstances. (Someone must inform the Board when a home owner has special circumstances such as a death or serious illness in the family.)

One of the homeowners wanted to when her cul-de-sac would be upgraded as the curb is badly damaged.

George will do an appraisal within the month.

There was a discussion about a problem with inadequately visible street addresses. This is not just a HOA issue. King County Code states:

**16.08.050 Maintenance.**

A. The owner, occupant, or renter of any addressed building or other structure shall maintain the address numbers in a conspicuous place over or near the principal entrance or entrances. If said entrance(s) cannot be easily seen from the nearest adjoining street, the address numbers shall be placed in such other conspicuous place on said building or structure as is necessary for visually locating such address numbers from the nearest adjoining street.

B. If the addressed building or structure cannot be easily seen or is greater than 50 feet from the nearest adjoining street, the address numbers shall be placed on a portion of the site that is clearly visible and no greater than 20 feet from the street.

C. The address numbers shall be easily legible figures, not less than three inches high if a residential use or individual multi-family unit, nor less than five inches high if a commercial use. Numbers shall contrast with the color of the structure upon which they are placed, and shall either be illuminated during periods of darkness, or be reflective, so they are easily seen at night. (Ord. 10915 § 5, 1993: Ord. 8766 § 6, 1988).

## **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@crcvhoa.org](mailto:commonareas@crcvhoa.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
- We had all the tree work in CR Park done.
- We had the water turned on and as required had the Backflow Tests done. Sprinklers are set for 15 mins every other day.
- We have been asked why King County doesn’t clean and maintain the retention pond on SE 183<sup>rd</sup> Dr. – I have tried several times to get them to come out but I never get any response, I will try one more time.
- 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 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 (bark)

1 deck

2 fences

1 garage doors

8 paint

1 porch

1 driveway

1 retaining wall

1 roof

1 shed and concrete pad

1 trampoline

1 tree removal

1 window replacement

### **Complaints Negotiations Report:**

'Tent' carport was removed. 4 new complaints last month, 4 this month and 4 were resolved.

### **Treasurer's Report:**

All is going well.

### **Legal and Insurance Report:**

Legal is paying for the yard clean up and will be pursuing the home owner for repayment.

### **Community Events Committee**

The Summer Event will be August 19<sup>th</sup> 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@crcwhoa.org](mailto:commonareas@crcwhoa.org) or call 425-738-8611 #80 and leave a message.

### **Cul-de-Sac Committee**

No report this month. George will check on the remaining planting areas.

### **Web Site:**

No report this month.

### **Capital Improvement Committee:**

No report this month.

### **Nominating Committee**

No report this month.

### **Old Business:**

The rental house project is still in work. It was decided that new renters that we know about will be given welcome packets.

### **New Business:**

One home owners has had issues with his paint and has been told that he needs to repaint two years in a row. Both years he agreed to paint but did not. Now he wants to sell his house as is. It was determined that we will start the complaint process.

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](mailto: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](http://www.crcwhoa.org)

Facebook - Candlewood Ridge/Carriagewood HOA

Email – [president@crcwhoa.org](mailto:president@crcwhoa.org)     [info@crcwhoa.org](mailto:info@crcwhoa.org)     [architecture@crcwhoa.org](mailto: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](mailto: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 8:30pm.

#### **Next Board Meetings:**

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

#### **Annual Meeting:**

- January 23<sup>th</sup>, 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.