

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
October 17th, 2017

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, Dan Nelson, Carol Nyseth and Holly Jensen.

Others Present: A representatives from the Fire Department and one from Wesley Homes as well as 5 home owners

This monthly meeting was called to order at 7:00 pm at the King County Sheriff’s Office – Fairwood Storefront.

Fire Department Report: The Fire Department is responding to the change of seasons. You should do the following:

- Change your smoke detector batteries
- Replace any smoke detectors that are 10 years old or older
- Add carbon monoxide detectors (or new combined smoke and CO detectors)

There were about 16,000 calls between the 16 stations in the regional fire area this last month.

Police Report: Last month we had 119 calls for service in Fairwood in general. Nine were in our HOA area. Two car prowls, two vehicle thefts, one narcotic activity, one trespass into a home, one mail theft and two mental health commitments.

Stats—

8 traffic contacts

9 parking contacts

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 was an issue brought up to George about a home owner who had a 2nd story deck built and who have been having loud, late parties in the back yard. The home owner may be in violation of the rules since the neighbors believe that two different families live there. The issue last month about what appears to be a storm drainage pond is, according to King County a “natural depression” (what laymen would call a wetland) and King County does not do any maintenance.

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

- Ordered the tree work at CW Park to be done – about 30 trees some dead, some leaning dangerously some with broken branches. This should be done in the next 5 to 10 days.
- Now that Fall is here we have the water turned off and ordered the sprinkler lines winterized.
- We have been asked why King County doesn't clean and maintain the retention pond on SE 183rd Dr. – I have tried several times to get them to come out but I never get any response, I did not get a response but left 2 messages.
- In CR by the little park, King County is currently repairing the sidewalk and adding 3 ADA ramps. This is where a HO's giant 80 ft tall Sequoia tree roots had totally raised and destroyed the sidewalk. The HO and the HOA has been working for over 3 years to get this done.
- 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 or stain, 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:

- 4 paint
- 2 roof replacements
- 1 window replacement

Complaints Negotiations Report:

3 new complaints.

Treasurer's Report:

All is going well. The HOA BOD approved the 2018 budget, which included a 3% increase in dues. They also approved 24K move from operating budget to capital budget and then a 43K move from capital budget to operating budget for CR entrance fence and tree work. The bookkeeper and Treasurer met with BECU to talk

about putting money in one or more CDs but stopped the action due to concerns about the BECU's representative's behavior.

Legal and Insurance Report:

2 vacant homes with large balances either have sold or will soon sell (via sheriff's sale?).

Community Events Committee

There is some interest in a winter event of some kind.

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.

Cul-de-Sac Committee

No report this month. George will check on the remaining planting areas, which Canber has finished maintenance work on.

Web Site:

Will add transfer fee document this week.

Capital Improvement Committee:

No report this month.

Nominating Committee

No report this month but need two new members.

Old Business:

The 2018 annual meeting will be on Monday January 22 next year as Tuesday is not available.

New Business:

A representative of Wesley Homes presented information about the new senior community (including independent living, assisted living, memory care and skilled nursing/rehabilitation) planned to be built in the Fairwood area, north of SE 180th St and south of Nativity Lutheran Church. For more information, visit <http://www.wesleyhomes.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. 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 8:34pm.

Next Board Meetings:

- 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 22th, 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.