

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**November 21st, 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:** 1 home owner and Don Nelson (Legal and Insurance chair)

This monthly meeting was called to order at 7:03 pm at the King County Sheriff's Office – Fairwood Storefront.

**Fire Department Report:** No report this month.

**Police Report:** Last month we had 115 calls for service in Fairwood in general. Ten were in our HOA area.

They were:

1 abandoned vehicle

1 ID theft

2 car prowls

1 vandalism

1 robbery

1 car chase (went through the area)

1 recovered stolen vehicle

1 larceny from a house (invited guest)

1 traffic accident, Tree fell on a car

The robbery was some kids who robbed another kid for a phone. The car chase started over by Carriage Crest, went through the neighborhood and ended by SE Petrovitsky and Parkside way.

Stats—

9 traffic contacts

8 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 about a home owner who was getting letters about her gutters needing repainting while other houses in her neighborhood were in much worse shape. George has talked to the homeowner and reached a resolution.

**Committee Reports:**

**Legal and Insurance Report:**

We held a quick executive session due to the fact that the Legal chair needed to leave. We discussed possible future actions but did not make decisions at this time.

**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
- Regarding the new Mutt Mitt station in CW on 149th Ave SE. Our Landscape Co. doesn't do any work there so the bin doesn't get emptied by them. I need one of you dog walkers to notify me when it gets full, so I can empty it and change the bag. The email or phone number is listed above.
- King County has finally gotten back to me about the 2 Retention Ponds in CW, I have requested someone to come out and see the problems. They are going to call me back when this can be 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 sheds

1 deck replacement without an ACR form

### **Complaints Negotiations Report:**

2 new complaints. 25 homes did not respond to postcard, first and second letters. 20 of these responded to the complaint letter.

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

All is going well. The HOA spent \$8855 for additional tree work in October. This was covered by moving the money from capital reserves to operating money.

### **Community Events Committee**

Holly applied for a King County (unincorporated areas only) grant for improving our parks (\$4999.99). She talked to the playground equipment people to start the process of replacing/upgrading our playground equipment at the CW park. Then we discussed how to resurfacing the basketball court there (cheap, short term fix or more expensive long term fix).

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, which Canber has finished maintenance work on.

### **Web Site:**

No report this month.

### **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. George will ask Don if he will be able to provide the projector again this year. Catherine will send out the 2017 annual presentation to be used as a starting place for the 2018 presentation. Don will put the presentation together.

### **New Business:**

Nothing 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@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 a session this month in which current fines and legal fees were discussed.

A motion was made to adjourn the main meeting at 8:24pm.

**Next Board Meetings:**

- 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 22<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.