

**Candlewood Ridge – Carriage Wood Homeowners’ Association**  
**Minutes of the Meeting**  
**February 19<sup>th</sup>, 2019**

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

**Board Members Present:** Anna White, Carol Nyseth, Catherine George, George McGill, and Holly Jensen.

**Others Present:** 2 homeowners and Sam, our Sheriff’s Office representative.

This monthly meeting was called to order at 7:04pm at the King County Sheriff’s Office – Fairwood Storefront. The people in attendance were introduced.

**Fire Report:** There was no fire department report.

**Police Report:** This month in the Fairwood area there were 85 calls for service that generated case reports. 4 were in our HOA area. Two burgs (one was to an open garage, one to a boarded up burned down house) one simple assault, and one stolen license plate.

Traffic stops: 11

Parking contacts: 12

**Approval of Minutes:** The January monthly minutes were approved. The annual meeting minutes were approved.

**Election of HOA officers and committee chairs:** The same officers and committee chairs as 2018 were nominated and approved for 2019.

**Homeowner Concerns:** Two homeowners were present. A concern was raised by the home owner about rules regarding shared fences. We believe that a fence is the responsibility of the home owner whose property the fence is on. He may ask but cannot require the adjacent home owners to share in the cost of the fence maintenance, repair or replacement. We also believe that if the fence is actually on the dividing line between the properties and one of the homeowners pays 100% of both the materials and the installation cost of a new or replacement fence then the fence is the sole property of that homeowner.

George had been contacted by homeowners about plowing the HOA during the recent snow. He investigated and found that it would be very difficult to find a private snow plow company to plow our streets (as they were all very busy) and that King County would require us to sign papers taking all risks on the HOA for any damage the plows caused.

**Committee Reports:**

**Common Areas Maintenance Report:**

- NOW THAT WINTER IS HERE --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@crwhoa.org](mailto:commonareas@crwhoa.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
- 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. As this slush starts to melt please try to clean the drains near your house – if you notice one that hasn't been and you cannot do contact us and we will try to get it cleared – Thanks to all who are doing this.
- Many thanks to the many neighbors who have helped other neighbors in this terrible mess. On the street near me 3 HO's cleared a 3 block stretch of the road by themselves and twice when my vehicle got stuck my neighbors were right there to help dig me out, THIS IS WHAT BEING A GOOD NEIGHBOR IS ALL ABOUT – THANK YOU VERY MUCH.
- Nothing has been done in our Common Areas since the first snowfall, I have noticed a lot of branches have fallen but no large trees. As this melts off, I will get Canber out to clean up.
- 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 or samples and note which paint is for what part of the house (body, trim, deck, gutters, door, ...).

ACC requests for this month were:

- 3 roof replacement
- 2 fence replacements
- 1 paint
- 1 sliding door replacement

### Complaints Negotiations Report:

There were no new complaints.

### Treasurer's Report:

No problems, but, probably due to the weather the dues are slow in coming this year. In recognition of possible hardships in mailing the first quarter dues payments during the recent two weeks of snow and freezing weather,

the board moved and approved to allow 2 months extra before starting interest on late dues this year only for accounts that had a zero balance at December 31, 2018..

**Legal and Insurance Report:**

Please note the settlement of the lawsuit is moving forward. Again, during the pendency of this litigation until final paperwork is complete and ultimate closure of this case please direct any specific questions to our attorney Shellie McGaughey.

One house that is being neglected is still being maintained by the HOA with the owner being billed for the work.

**Community Events Committee**

Next event is the Easter egg hunt on April 20<sup>th</sup> **IF** volunteers come forward to help.

**Cul-de-Sac Committee**

All 2018 planned work has been finished.

**Web Site:**

No report this month. However, Catherine wants to enhance the visibility of the ACC guidelines.

**Capital Improvement Committee:**

Will want to look at CR entrance plantings and investigate the possibility of lighting the signs at the HOA entrances in 2019.

**Nominating Committee**

No report this month but still need two new Board members.

**Old Business:**

The ACC guidelines have been modified once and more modifications were recommended. They will be sent out to the BOD members in March for additional review.

**New Business:**

The Board will look into the possibility of a one day yard waste dumpster and/or possibly dump run. George will look into buying a new key for the CW BB hoop and stopping the ability to lower the hoop down below 10 feet.

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@crewhoa.org](mailto:bookkeeper@crewhoa.org). No one will see your email and we will not give it to anyone.

**Executive session:**

Not required

Roles for the 2019 HOA Board Members

George McGill	President / Common Areas Chair / Cul-de-sac Chair
Catherine George	Reporting Secretary / ACC Chair / Web Master
Alicia Follette	Complaints / Treasurer
Carol Nyseth	Vice President
Holly Jensen	Community Events Committee Chair
Anna White	Member at Large
*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.

A motion was made to adjourn the main meeting at 8:21pm.

**Next Board Meetings:**

- March 19<sup>th</sup>, 2019
- April 16<sup>th</sup>, 2019
- May 21<sup>st</sup>, 2019
- June 18<sup>th</sup>, 2019
- July 16<sup>th</sup>, 2019
- August 20<sup>th</sup>, 2019
- September 17<sup>th</sup>, 2019
- October 15<sup>th</sup>, 2019
- November 19<sup>th</sup>, 2019
- December 17<sup>th</sup>, 2019

**Annual Meeting:**

- January 28<sup>th</sup>, 2020      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.