

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
April 16th, 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: Sam, our Sheriff’s Office representative.

This monthly meeting was called to order at 7:08pm 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 there were 75 calls for service that resulted in a case report being taken. Three were in our area. One Car prowl, one threats case and one warrant arrest. No burglaries or other.

Vehicle contacts: 5

Parking contacts: 10

Approval of Minutes: The prior month’s minutes were approved.

Homeowner Concerns: No homeowners were present but George has been contacted about some fallen trees in the park. He will have a tree company review all common area trees.

Committee Reports:

Common Areas Maintenance Report:

- NOW THAT SPRING 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@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. Also PLEASE use the provided Mutt Mitts and pick up after your dogs. Many thanks to you polite Dog Owners that do pick up after your dogs.
- 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 the rain starts 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
- Davey’s tree service has given me quotes for removing leaning trees and broken branches at CR and CW Parks. I have ordered the work done at CW Park. I also received quotes for pruning the Maple trees at the CR Entrance and along the intersection of SE179th and 159th St. We need to get this done as some of the branches are very long and in danger of breaking.

A motion was made, seconded and approved to have the maple trees pruned.

- Davey's Resource Group offers a Tree Risk Evaluation survey where they inventory and rate all trees in our Common Areas. This will cost \$4100 plus tax. I think this is a very wise thing to do.

A motion was made, seconded and approved to have the survey done.

- With the great weather we have been having I put the Pickleball net back up. Please don't let the kids climb on it. The HOA has some rackets and a few balls and the height adjustment tool for the BB pole in the shed – please contact George at 425-502-0313 for the lock combination. Please note whoever unlocks it must put equipment back and relock the shed.
- I had to remove the BB height adjusting tool as twice it was left on and the backboard was set to the very lowest setting and kids were hanging on it. We also have had reports of teens from out of our HOA using the court, not letting the younger kids play and causing trouble. I have informed Sam and he is going to patrol this area every time he is in the HOA. I am going to have to put a better latch on the 2 doors as the kids were forcing the doors open and crawling inside to get stuff.
- It was noted that someone had damaged the newly paved BB court by dropping a large rock on it.
- 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, ...). Paint chips are **REQUIRED** even if painting the same color as before.

ACC requests for this month were:

- 1 deck roof
- 1 tree removal
- 1 roof replacement
- 3 fence replacements
- 1 paint
- 1 deck
- 1 garage door replacement

Complaints Negotiations Report:

There was one new complaint about a house with too many cars..

Treasurer's Report:

No problems but may need to move money to take care of tree issues.

Legal and Insurance Report:

Legal Update from lawyer: We are close to finalizing our settlement. Both minor settlements have been approved by the Court. I have finalized all the settlement documents and we are merely awaiting execution and funding of the settlement by the insurance carrier. After that we will enter the Stipulated Order of Dismissal with the Court. Once that happens I will be closing my file and providing the final paperwork for your records.

Community Events Committee

We talked about the Easter Egg Hunt and volunteers for it. The next event is the annual garage sale.

Cul-de-Sac Committee

No report this month.

Web Site:

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

Capital Improvement Committee:

No report this month

Nominating Committee

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

Old Business:

The ACC guidelines have been modified. They will be sent out to the lawyer for review.

New Business:

The spring walkthrough/postcard project will kick off soon. The first walk thrus will take place the last week of May. The second walk thrus will take place 60 days later. A review of the process will be scheduled for the people who are new to the process but want to participate in the project.

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.

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	ACC member
*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.

A motion was made to adjourn the main meeting at 8:10pm.

Next Board Meetings:

- May 21st, 2019
- June 18th, 2019
- July 16th, 2019
- August 20th, 2019
- September 17th, 2019
- October 15th, 2019
- November 19th, 2019
- December 17th, 2019

Annual Meeting:

- January 28th, 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.