

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**August 20th, 2019**

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

**Board Members Present:** Catherine George, George McGill, Carol Nyseth and Anna White,  
**Others Present:** 2 homeowners.

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

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

**Police Report:** No report this month

**Approval of Last Month's Minutes:** The last month's minutes were approved.

**Homeowner Concerns:** There were two H.O.s at this month's meeting. One was very concerned about the condition of a neighbor's yard as well as other issues with the house. The BOD was already aware of these issues but suggested that the H.O. file a complaint to increase the visibility of the problem. The second H.O. was concerned about a neighbor's non-street legal ATVs that were being raced up and down the street and endangering passersby. Again the H.O. was encouraged to write up a complaint. In addition, a H.O. who could not be at the meeting had mentioned that, due to the large number of cars being parked at a neighbor's house, a H.O. could not get his boat out of his driveway.

## **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](mailto: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.
- Twice in the last three months people have dumped yard waste into the retention pond area and the CW Park. THIS IS NOT ALLOWED; WE HAVE TO USE HOA FUNDS TO CLEAN UP AND HAUL AWAY. If you see anyone doing this, please tell them it is not allowed or if you don't want to approach them try to find out where they live and let the HOA Board know.
- At CW Park we have had a water spigot installed so we now have water at the park. It is locked so if needed you must contact CAM.
- At CW Park we are also having some blackberry bushes removed that have encroached over a HO's fence and yard. We are also going to have the Arborvitae along the fence trimmed down to an 8 ft

height and pruned. Also, we are having two roots removed from the playground barked area.

- Because of all the problems of ‘out of area teens’ at the Basketball Court we have established a system where a Resident contacts us and they must agree to unlock and relock the shed and rim lock and NOT GIVE THE COMBO TO ANY CHILD we will give out the combo. So far there are 12 people who have agreed to do this, we would like to come up with a better solution but for now that is what we are doing. If enough Residents are interested in helping to come up with solutions and signage please contact me and we will form a committee and meet. - president@crcwhoa.org.
- When the water was turned on in July a major leak was discovered at the meter for CR Parks. Canber repaired it as it was on our side of the meter.
- 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:

- 6 paint
- 2 fence
- 1 roof
- 3 shed
- 1 grass replacement
- 2 tree removals
- 2 decks
- 1 retaining wall
- 1 driveway
- 1 window

### **Complaints Negotiations Report:**

There were no new complaints prior to the meeting but two were recommended to be written at the meeting. Please note that the complaints mentioned in the minutes do NOT include complaints generated by the annual walk thru unless specifically noted.

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

There was no report this month

**Legal and Insurance Report:**

There was no report this month

**Community Events Committee**

The next event is the summer event in August. It will be this Saturday from 3-7pm The HOA bought a portable barbeque grill for use at HOA events.

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.

**Web Site:**

No report this month.

**Capital Improvement Committee:**

No report this month

**Nominating Committee**

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

**Old Business:**

George will follow up on the new ACC guidelines as well as sending out the lawyers note about shared fences.

**New Business:**

None.

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 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](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:**

None required this month.

A motion was made to adjourn the meeting at 8:22pm.

**Next Board Meetings:**

- September 17<sup>th</sup>, 2019
- October 15<sup>th</sup>, 2019
- November 19<sup>th</sup>, 2019
- December 17<sup>th</sup>, 2019
- January 21<sup>st</sup>, 2020
- February 18<sup>th</sup>, 2020
- March 17<sup>th</sup>, 2020
- April 21<sup>st</sup>, 2020
- May 19<sup>th</sup>, 2020
- June 16<sup>th</sup>, 2020
- July 21<sup>st</sup>, 2020
- August 18<sup>th</sup>, 2020
- September 15<sup>th</sup>, 2020
- October 20<sup>th</sup>, 2020
- November 17<sup>th</sup>, 2020
- December 15<sup>th</sup>, 2020

**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.