

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
July 21st, 2020

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

Board Members Present: Alicia Follette, Carol Nyseth, Catherine George, George McGill, Ian Ludwig and Randy Vermillion.

Others Present: 3 homeowners

This monthly meeting was called to order at 7:03 pm virtually via WebEx

Fire Department Report: Report is attached to the end of the minutes

Police Report: George, 92 calls for service last month, Seven were in your area. One larceny, four car prowls, two fraud cases and one trespass. There was an armed robbery of a citizen.

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

Homeowner Concerns: George has been asked if the HOA has a ‘quiet hour’? George is trying to get clarification on what that means. Additionally, there were questions about whether there will be an HOA-wide garage sale. The answer is no but individual households can hold one if they want. One homeowner wanted to know how to document behavior of a neighbor. What type of behavior was not specified which makes it hard to answer the question. Keep a written record may be the best answer. There was a question about using the basketball hoop in the CW park. It is currently locked due to problem behavior by non-residents this spring. George will try to put together a group to determine how to use the park. There was a question about the HOA’s responsibility to clean the park (sanitize), during the pandemic. Most of these issues need further information and/or discussion.

Please note: DO NOT PARK ON SIDEWALKS. It is always illegal but is even more a problem with people trying to walk using social distancing guidelines.

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 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.
- King County is now in Phase 2 which means playgrounds are now open, but please use common sense and keep the recommended 6 ft distance. I have heard from 3 people asking about the Basketball hoop, as the Board stated back in Feb. and March it will remained locked until a solution to the use and abuse and vandalism from the ‘out of area teens’ can be resolved. The Board has tried several things and none have worked.

- The new irrigation system at the 2 CR Parks was completed about the end of June and it is working well. The controllers are DC now so no danger of the 110-volt wires getting broke by roots. They are also very easy to program and I have the book. We have the water turned on at all the Parks and will be watering 2 to 3 times a week.
- The tree work that we approved last month was completed. Four large dead trees in CW Park near the playground equipment were cut down and very extensive work at CR was done. At CR 18 trees were taken down and several large heavy branches on several tall trees were cut (called end weight reduction) to help eliminate swaying in the wind and of course the branches breaking off and causing damage. I was asked by several Homeowners if they could have some of the cut-up pieces for firewood, so we had the tree cutter cut them into 18-inch lengths and leave. There are still several at the far north end of CR Park if anyone wants them.
- 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, ...). If you want to speed up your notification, be sure that your email address is clearly written.

Due to the pandemic the ACC will consider ACRs with virtual paint chips but only when there is no question as to whether they would be approved. We will continue this policy throughout 2020 and will re-evaluate in 2021 to determine if this can become permanent.

ACC requests for this month were:

- 18 paint
- 2 fences
- 2 tree removals
- 1 porch replacement
- 1 deck
- 1 lawn
- 1 handrail
- 1 parking strip
- 1 driveway repair
- 1 garage door replacement

1 window replacement
1 shed

Complaints Negotiations Report:

There were no new complaints except for a truck covered with profanity that belonged to a friend of a renter. The truck was moved out of the HOA after the renter was contacted. 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:

The treasurer's report was on track.

Legal and Insurance Report:

No report this month

Community Events Committee

We need volunteers. The Easter Egg Hunt was cancelled due to the lack of volunteers and the COVID-19 crisis. The Garage Sale and Summer Event are also canceled for the same reasons.

Please note that, if a home owner wants to reserve a park, he or she should contact the CAM chair at commonareas@crwhoa.org or call 425-738-8611 #80 and leave a message.

Cul-de-Sac Committee

Cul-de-Sac Committee Report – July 2020

- Inspected all 18 Cul-de-Sac Islands within the last week
- All Island bush and tree maintenance in good condition – some weeds growing
- No Islands recommended for renovation at this time – no change in Island score for July
 - o Island condition assessment/scoring shown below: 1 = very bad, 5 = good
- Issue 1 resolved (advertising signs) – Thank you George!
- Issue 2 and 3 and Concern 4 is informational for potential future action.

Cul-de-sac Island	June 2018 Score	July 2020 Score	(Changes in Bold) Comments
1	5.0	5.0	
2	2.0	4.0	
3	2.5	3.5	Issue 1
4	4.5	4.0	
5	3.0	3.0	
6	3.0	4.0	
7	5.0	4.5	
8	5.0	5.0	Issue 2
9	1.0	5.0	
10	1.0	5.0	
11	5.0	4.0	Issue 1
12	5.0	5.0	Issue 2
13	3.0	4.0	
14	4.5	4.0	Issue 1
15	5.0	4.0	Issue 2
16	4.0	3.5	Issue 1
17	3.0	3.0	
18	3.0	2.5	

Issues/Concerns

- ~~Issue 1: Roofing Contractor's advertisement signs embedded in Island. Per HOA Policy "there are no signs or advertising of any kind posted, displayed, exhibited or visible on or near any lot or from any building or vehicle parked on or near the lot."~~
 - ~~Recommendation: Notify Roofing Contractor that signs must be removed and refrain from posting within neighborhood. If no response, signs will be removed in 1 week.~~
- **Issue 2:** Islands 8, 12 and 15 are relatively bare with maybe just 1 tree and no plants/bushes.
 - Recommendation: Consider planting low maintenance plants/bushes to improve appearance of Islands.
- **Issue 3:** The bark on all islands is looking a little tired. No immediate action required, but could use some attention soon.
 - Recommendation: The next time Camber is placing bark in any other Common Area within neighborhood, ask them to refresh bark on all 18 Islands.
- **Concern 4:** Mailbox stands in poor condition. Several are a real eye-sore with failing/falling shingles and posts. Are mailbox stands the responsibility of homeowners?
 - Recommendation: If homeowner responsibility, homeowners should be notified to replace.

Respectfully submitted – Randy Vermillion, 425-902-7548

Web Site:

No report this month.

Capital Improvement Committee:

No report this month.

Nominating Committee

We still have an open position on the Board.

Old Business:

The virtual meetings are working for us. Homeowners who want to attend can request the information from George at president@crcwhoa.org.

Volunteers were used for the second review of the walk through issues. George thanked them.

New Business:

We talked about getting a food truck (or coffee truck) to come to our HOA.

Please note that fireworks are illegal in the HOA because they are illegal in unincorporated King County.

Three years ago we had a house in our HOA burn down due to fireworks.

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 2020 HOA Board Members

George McGill	President / Common Areas Chair
Catherine George	Reporting Secretary / ACC Chair / Web Master
Alicia Follette	Complaints / Treasurer
Carol Nyseth	Vice President
Open	Community Events Committee Chair
Ian Ludwig	ACC Member / CAM Member
Randy Vermillion	ACC Member / Cul-de-sac 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:

We discussed one issue

A motion was made to adjourn the meeting at 8:03pm.

Next Board Meetings:

- August 18th, 2020
- September 15th, 2020
- October 20th, 2020
- November 17th, 2020
- December 15th, 2020
- January 19th, 2021
- February 16th, 2021
- March 16th, 2021
- April 20th, 2021
- May 19th, 2021
- June 15th, 2021
- July 20th, 2021
- August 17th, 2021
- September 21st, 2021
- October 19th, 2021
- November 16th, 2021
- December 21st, 2021

Annual Meeting:

- January 26th, 2021 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. However, for the duration of the current coronavirus emergency they will be held via telephone. All Homeowners are welcome to attend. Please contact the president of the board for connection instructions at president@crcwhoa.org



Homeowners Association Update

July 2020

Celebrate Safely This Fourth of July- What to Know in a Year Without Large-Scale Holiday Events.

Renton Regional Fire Authority encourages you to include safety in your upcoming Independence Day celebration. We usually tell the public to “leave it to the professionals” and attend a show. However, with Covid-19 forcing cancellation of our annual Renton Fabulous 4th of July and other regional shows, concerns rise of an increase in reported fires and injuries.

Did you know?

- Fireworks have been banned in Renton since 2005.
- There are more than 19,500 reported fires started by fireworks annually.
- Burns account for 44% of the 9,100 injuries treated in emergency rooms seen in the month around July 4th.
- Half of the fireworks injuries seen at emergency rooms were extremities: hand, finger, or leg. One-third were to the eye or other parts of the head.

Pet Safety:

Pets run away and get lost on July 4th more than any other day of the year. We’ve got some safety tips for easing their anxiety and helping them feel comfortable.

- **Keep them indoors.** Keep your pet in a secure, quiet room that has limited windows during the fireworks.
- **Distract them, keep them busy.** Give them their favorite chew or toy to play with to keep them busy.
- **Use ambient noise.** Have a TV or radio in the room to mask the sounds.
- **Identification.** Make sure your pets have identification tags with up to date information.
- Keep sparklers, glow sticks, fireworks, charcoal and kabob skewers away from curious pets.

Source: [National Fire Protection Association](#)

Window Falls

It happens every year – the weather warms up and windows are opened to let in the fresh summer breeze. While there are few things better than feeling a cool gust of wind whisk through the house on a hot summer day, it also brings with it some potential risks to keep in mind: falls from windows. It is more common than you might think and the cause of serious injury every summer.

Here are seven tips for how to safely enjoy that summer breeze:

1. **Never rely on window screens** to prevent children from falling out of a window.
2. **Keep windows closed in rooms where children play.**
3. **Open windows from the top** rather than the bottom when possible.
4. If you must open windows from the bottom, **open them only 4 inches or less.**
5. **Move beds, cribs, chairs, tables and other furniture away from open windows.**
6. Commercial **window guards are available and can be installed to prevent falls.**
7. Be sure **window guards have a release mechanism to allow escape in the event of a fire.**

Source: [Safe Kids Worldwide](#)

Heading Outdoors During COVID-19?

As the weather heats up and we are still practicing social distancing, many of us are wanting to change up our scenery. We should still be mindful of COVID-19 guidelines.

- Visit parks and recreational areas that are close to your home
- Avoid areas that are crowded or where you cannot stay at least 6 feet away from others at all times.
- Prepare before you visit. Check with the park in advance to be sure you know which areas or services are open, such as bathroom facilities and concessions, and bring what you need with you.
- Bring hand sanitizer with at least 60% alcohol to use if soap and water are not available.
- Stay at home if you are sick or are just not feeling well

Source: [Red Cross](#)

Gasoline & Lawn Mower Safety

During the summer months, the use of lawn mowing equipment is in full swing. It is time to ensure equipment is being used properly and safely.

- **Lawn mower maintenance.** Regular maintenance is important to keep your lawn mower running for a long time and keeping you safe. To prevent overheating and fires, carefully clean debris and grass clippings from the cutting unit, muffler, and small engine – do this when the mower is cool and use a leaf-blower if you have one.
- **Keep track of the kids.** Lawn mower safety is of the utmost importance when kids are out and about. Be aware of where kids are and keep them clear of the work area. Objects can be thrown quite a distance from a mower, so keep children far enough away that they won't be hit.
- **Wear the correct attire to mow.** One should wear safety glasses or wraparound sunglasses, long pants, and sturdy, close-toed shoes.
- **Survey your yard.** Lawn mower blades can pick up and throw small objects like twigs, woodchips, and rocks, as well as small toys. Exercise caution while on hills or near drop offs.

Source: [Mowing Safety](#)

We hope you have a safe and healthy summer!