

**Candlewood Ridge – Carriage Wood Homeowners’ Association**  
**Minutes of the Meeting**  
**November 17th, 2020**

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 and Ian Ludwig.

**Others Present:** 5 homeowners

This monthly meeting was called to order at 7:02 pm virtually via WebEx

**Fire Department Report:** The report is attached at the end of the minutes

**Police Report:** No report this month

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

**Homeowner Concerns:** None this month

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](mailto: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.
- Canber our landscape company contacted me this week. It seems that one of their crew has come down with the virus and several of them who had contact with him must quarantine and thus our crew will be shorthanded for a couple weeks. I asked him to try their best to take care of the leaves and be sure to empty the trash containers and they will do that.
- King County has contacted us about possible work on the retention pond in CR in Div.3. They are having a Skype meeting this Thursday which I have been invited to attend. They will discuss what they intend to do at the meeting. We had our meeting, and it turns out the County wants to upgrade and modernize this retention pond. They have promised to keep us informed as to when work will start.
- 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. The Pickleball net has been put up and the lock is off the Basketball hoop. The HOA Board is going to be keeping a close watch on behavior. The graffiti has been primed with white primer now it just needs to be painted, we are not keeping the adjusting tool,

BB hoop lock or padlocks in the shed any longer.

- 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 should 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:

- 2 paint
- 1 roof replacements
- 2 garage door replacement
- 1 gutter replacement
- 1 drainage

### **Complaints Negotiations Report:**

No new complaints for November.

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

Reports look good.

### **Legal and Insurance Report:**

No report this month except for information to be discussed in executive session

### **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@crcwhoa.org](mailto:commonareas@crcwhoa.org) or call 425-738-8611 #80 and leave a message.

Cul-de-Sac Committee Report – November 2020

Inspected all 18 Cul-de-Sac Islands and 5 Retention Ponds within the last 2 days.

- All bushes, grass and tree maintenance in good condition.
  - o No major limbs have fallen from trees on Islands or Retention Ponds
- No Islands recommended for renovation at this time – no change in Island score for November.

### **On-going Issues/Concerns**

- Next time Camber performs any Bark application within the neighborhood, most of the Islands and Retention Ponds could use an update. Most are looking pretty bare.

King County contacted George about work they wanted to redo a CR retention pond in division 3. It turns out that the HOA owns the land. KC would like to have ownership transferred to them. George proposed an easement because transferring ownership would be very difficult due to needing a significant number of homeowners to approve. George is investigating.

### **Web Site:**

No report this month.

### **Capital Improvement Committee:**

No report this month.

### **Nominating Committee**

We still have an open position on the Board. This coming January one existing Board member's term expires as well as one unfilled seat.

### **Old Business:**

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

Walk thru status – about 50 people have not responded or done the work.

BB Court – there has not been much trouble lately but need to lock up the pickleball stuff

### **New Business:**

Annual Meeting: cannot use church so will have annual meeting online. Proxies must be sent in as they must be signed. Catherine will put the annual meeting presentation on the web site before the meeting.

We discussed open positions on the Board. Send proxies via the mail – we cannot accept proxies at the virtual meeting. Mail in the proxies early since the mail seems to be slow.

**Please note that non safe and sane 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](mailto: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](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:**

We discussed several issues regarding possible legal advice.

A motion was made to adjourn the meeting at 7:51pm.

**Next Board Meetings:**

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

**Annual Meeting:**

- January 26<sup>th</sup>, 2021      7:00 at ~~Fairwood Community United Methodist Church~~ For the duration of the current coronavirus emergency it 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](mailto:president@crcwhoa.org)

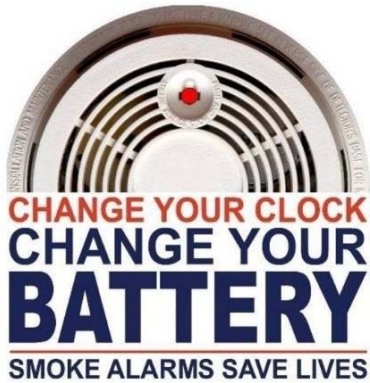
Board meetings are usually held at **7:00 pm.** at the Sheriff's Office, Albertson's Shopping Center on the third Tuesday of the month. However, for the duration of the current coronavirus emergency they will be held via telephone. All Homeowners are welcome to attend. Please contact the president of the board for connection instructions at [president@crcwhoa.org](mailto:president@crcwhoa.org)



## RENTON REGIONAL FIRE AUTHORITY

WORKING TO MAKE OUR COMMUNITY SAFER, HEALTHIER, AND STRONGER

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# Homeowners Association Update

11 1 2020

## ***Seasonal “Hot Issues”***

that should last up to 10 years? Does the date of manufacture on the detector’s back label indicate the unit is less than 10 years old? Have batteries been taken out of ionization detectors because of annoying nuisance alarms from cooking or shower steam? Is there at least one photoelectric detector on each level of the house or apartment? Does someone test the detectors on the first day of every month to make sure the batteries are connected?

## **“Fall Back” to Standard Time**

The first Sunday of November marks the official change from Daylight Savings. While turning time back one hour, fire departments across the nation ask every household to check on the condition of their smoke detectors. More than simply following the slogan of “Change your Clock / Change your Battery”, we hope that someone in every household is knowledgeable about their smoke detectors. Are the detectors hardwired with battery back-up or simply battery- operated? Are the batteries 9-volt alkaline that need to be replaced at least once a year or longer-lasting lithium ones

## ***Cooking Safety- Safety Should Be a Top Recipe for Holiday Cooking***

Did you know that Thanksgiving Day is the peak day of the year for home cooking fires? Cooking equipment, most often the range or stovetop are the leading causes of home fires and injuries. As you plan your Thanksgiving menu, here are some fire safety tips to keep in mind:

- **Be on alert!** Stay in the kitchen when you are cooking.
- Keep anything that can catch fire-oven mitts, paper towels, curtains, wooden utensils, etc away from your stovetop.



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- Turn the stove burners off if you need to leave the kitchen or house for any period of time or when going to sleep.
- Never wear loose clothing or dangling sleeves while cooking.
- Stay home when cooking and check your turkey often.
- Turn pot handles towards the back of the stove so no one can bump them.
- In case of an oven fire, turn off the oven and keep the door close until it's cool.
- Keep an eye on what you fry! Most cooking fires start when frying food.
- Keep children at least three feet away from the stove.
- Keep the floor clear and clean of tripping and slipping hazards.
- Keep electric cords from hanging off counters where children may be enticed to reach.
- Test all smoke alarms monthly by pushing the test button.

- **Turkey Fryers**

Another type of common fire that can occur on Thanksgiving is outdoor turkey fryers. It is important for those who cook their turkey fried to know the facts:

- Read manufacturer's instructions.
- To avoid oil spillover, do not overfill the fryer.
- Never leave the fryer unattended.
- Completely thaw turkey. If the turkey is not completely thawed when placed in hot oil, it can cause a spillover that ignites the oil.
- Underwriter Laboratories does not certify the safety of any outdoor turkey fryer because they lack thermostat controls and the units can easily tip over.
- Turkey fryers should never be used on wooden decks, in garages or under awnings because of the potential fire problems.
- Never use water on any grease fire.

*Source: [Thanksgiving-National Fire Protection Association](#)*

- **Heating Safety**

As November days grow colder and residents rely more on heating sources, it is important to be alert to potential problems that can be associated with fireplaces, space heaters, and baseboard heaters. Heating equipment causes many of the residential fires that occur from November through February. Here are some tips to stay warm and safe during cold weather season:

- **Fireplace Tips**

- Get your chimney inspected each year to make sure that it is safe.
- Use fireplace screens to keep sparks and fire debris inside the fireplace.
- Do not use gasoline to start a fire in the fireplace.
- Keep fireplace ashes containers a safe distance away from your home.
- Never leave a fire unattended.
- Make sure that combustible materials are not stored within three feet of your fireplace





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## Space Heater Tips

- Make sure that any space heaters are surrounded by at least three feet of empty space.
- Plug space heaters directly into wall outlets. Use of extension cords may lead to circuit overload and cause a fire.
- Never place clothing or any objects on a space heater to dry.
- Do not place space heaters near furniture or drapery.
- Turn space heaters off when you leave the house or go to bed.
- Avoid store combustibles near heaters.

## Furnace Heating Tips:

- Be sure all furnace controls and emergency shutoffs are in proper working condition.
- Leave furnace repairs to qualified specialists; do not attempt repairs unless you are qualified.
- Have your furnace inspected on an annual basis to ensure proper working condition.
- Keep combustibles away from the heating system.

## Smoke Alarms, Carbon Monoxide Alarms and Evacuation Plans save lives:

Smoke alarms are still the most effective way of preventing fire deaths in the homes. They allow you time to escape a home fire:

- **Replace** the batteries twice a year.
- **Clean** dust from smoke alarms with a vacuum attachment.
- **Replace** units that are over 10 years old.
- **Test smoke alarms** once a month.
- **Have an outside meeting place** where your family will meet in the event of a fire
- **Practice** a home evacuation plan so everyone knows when to get out and where to go if a fire occurs.

## Carbon Monoxide Alarms

Carbon monoxide, or CO, alarms are also an important part of your home safety. CO is an odorless deadly gas. CO alarms detect unburned gases that may leak from gas burning appliances. They should also be tested monthly and have batteries replaced annually.

Source: [Heating Fire Safety-U.S. Fire Administration](#)