

s
Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
March 16th, 2021

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

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

Others Present: four other homeowners

This monthly meeting was called to order at 7:05 pm virtually via WebEx

Fire Department Report: Found at end of report

Police Report: This month there were 65 cases in Fairwood that required case reports. Five were in our HOA area. There were two vandalisms, one simple assault, one ID theft that led to fraud and a Fire. The fire was due to a marijuana grow operation. We had numerous calls from one person complaining about people living in the park, but that was unfounded.

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

Homeowner Concerns: Some questions about how to submit complaints via email.

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.
- If you see a damaged street sign or one that is hidden by branches or bushes, please call and report it to King County Roads Maintenance – they have a 24-7 phone number 206-477-8100 or 1-800-527-6237 or email maint.roads@kingcounty.gov. They will need the exact address or intersection.
- 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.
- The footbridge in CR that was damaged by the fallen tree has been fully repaired. They did a fantastic job.
- The tree that fell on the bridge and another that was leaning badly were cut down and we had the leave the rounds for any HO’s that wanted them for firewood. We sent out an HOA email and 5 people got back to me. All the rounds were picked up. We also had all the Maple trees at CR Entrance and along SE 179th and along 159 Ave SE trimmed, and any heavy dangerous branches cut off.

- After all the rounds were picked up, we had Canber clean all the debris from the fallen tree that was in the creek and all around both sides of the bridge.
- At the small park at CR water was collecting and not draining away so we had a catch basin installed with about 30 ft of drainpipe into the woods. They also added about 2 cubic feet of play chips.
- At the CR Entrance one of the Maple tree roots pushed a section of the fence up and away from the posts. We had the fence builder rework the fence section and repair at a cost of \$300.
- We have contacted the HO next to the Detention pond and he OK'd the surveyor to come onto his property to do the survey. This should be done in the next 2 to 3 weeks.
- 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 2021 and will re-evaluate in 2022 to determine if this can become permanent.

One homeowner made changes to his front yard that were not approved. These changes were reviewed with the homeowner this month and the situation has been resolved.

ACC requests for this month were:

- 1 garage door replacement
- 1 fence
- 1 hot tub removal
- 1 roof replacements
- 1 major house renovation/expansion
- 1 shed
- 1 patio
- 1 new driveway
- 1 tree removal

1 landscaping
1 interior only

Complaints Negotiations Report:

Four new complaints last month, 3 resolved. Two this month, one resolved. Commercial vehicle is being parked in our HOA, which is against the HOA rules.

Treasurer's Report:

Reports look good

Legal and Insurance Report:

Asked lawyer about some concerns (detention pond and house expansion)

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.

Cul-de-Sac Committee Report – March 2021

- Inspected all 18 Cul-de-Sac Islands and 5 Retention/Detention Ponds within the last 2 days.
 - All Islands and Retention/Detention Ponds in good maintenance.
- No Islands recommended for renovation at this time – no change in Island score for March.
- Downed tree at Carriage Wood 3rd entrance Retention Pond has been removed.

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.

Web Site:

Ian is now Web Master

Capital Improvement Committee:

No report this month.

Nominating Committee

Currently we have no open positions on the Board

Old Business:

Nothing

New Business:

Should we do walkthrough? George thinks yes. Randy thinks it is helpful.

Catherine wants to have a committee for a discussion of ACC rules with regards to sheds, second driveways, Accessory Dwelling Units and adult family homes

Please note that non safe and sane fireworks are illegal in the HOA because they are illegal in unincorporated King County. Several 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@crwhoa.org. No one will see your email and we will not give it to anyone.

Roles for the 2021 HOA Board Members

George McGill

President / Common Areas Chair

Catherine George	Reporting Secretary / ACC Chair
Alicia Follette	Complaints / Treasurer
Carol Nyseth	Vice President
Dawna Hart	Facebook Chair
Ian Ludwig	ACC Member / CAM Member/ Web Master
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:

Not required

A motion was made to adjourn the meeting at 7:55pm.

Next Board Meetings:

- April 20th, 2021
- May 18th, 2021
- June 15th, 2021
- July 20th, 2021
- August 17th, 2021
- September 21st, 2021
- October 19th, 2021
- November 16th, 2021
- December 21st, 2021
- January 18th, 2022
- February 15th, 2022
- March 15th, 2022
- April 19th, 2022
- May 17th, 2022
- June 21st, 2022
- July 19th, 2022
- August 16th, 2022
- September 20th, 2022
- October 18th, 2022
- November 15th, 2022
- December 20th, 2022

Annual Meeting:

- January 25th, 2022 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

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

Fire Department Report

Spring Forward- “CHANGE Your Clock, CHECK Your Smoke Alarm”

Sunday, March 14, 2021 marks the official time for turning our clocks ahead one hour as we prepare for the arrival of spring sunshine and blossoms. This weekend has been traditionally used by Fire Departments to remind the communities the importance of checking on the condition of their smoke alarms. For years we have relied on the slogan: “Change your clock, Change your battery!” But life with smoke alarms isn’t quite that simple anymore. For one thing, most homes have more than one detector. Many alarms are now hardwired with simple 9-volt alkaline batteries for back-up in the event there is a power outage. The back-up batteries should be replaced at least once a year or whenever they begin to chirp. Since there are now lithium batteries on the market that can last up to ten years, it is important to look for the type of battery that is in each smoke alarm unit because it would be a waste of money to replace lithium batteries every year. Detectors come with two different types of technology: ionization and photoelectric. Ionization has most frequently been installed because the units are typically a few dollars cheaper than photoelectric. However, since ionization detectors have more nuisance alarms from kitchen or bathroom steam, many people remove batteries to prevent the unwanted noise, resulting in the batteries not being replaced and can’t sound in a real fire situation. The problem that can occur are batteries aren’t replaced and the detector cannot sound an alert in a real fire situation. Ionization smoke alarms should never be installed within 20 feet of a cooking surface.

Photoelectric smoke detectors are better at processing the larger smoke particles found in a smoldering type of fire. Photoelectric detectors can sound the alarm in a smoldering fire faster than an ionization detector. Check the back label on your detector to determine whether the household is protected by ionization or photoelectric detector. When looking at the label, find the exact date of manufacture to see whether it is time to replace the entire alarm. Smoke alarms, both hardwired and single-station screw-in models, must be replaced every ten years.

Please use your Daylight Savings time to check on the condition of your smoke alarms and batteries this March

Is your House Number Visible?

In a fire or medical emergency, seconds count. To avoid delaying responders, make sure your house number is clearly visible from the street both day and night. Use reflective numbers that are at least 4” high for single-family homes and place them where they are not hidden by foliage, open doors, or vehicles. In addition to a number on your house, a curbside number is also helpful to responders.

Fire Extinguishers, One For Every Home

Every home should at least one fire extinguisher - preferably one for each floor. Different extinguishers put out different types of fires: Remember: A fire extinguisher is no substitute for the fire department. Always call the fire department first, no matter how small you believe the fire to be. For best protection, have a multi-purpose ABC-rated extinguisher on each floor of your home. And don’t wait until you have a fire to learn how to use it. Know where it is and how it works before you need it.

A. A-rated extinguishers are for wood, paper, trash, and plastic

B. B-rated are for gasoline and grease fires

C. C-rated are for electrical fires

For best protection, have a multi-purpose ABC-rated extinguisher on each floor of your home. And don’t wait until you have a fire to learn how to use it. Know where it is and how it works before you need it.

Remember: A fire extinguisher is no substitute for the fire department. Always call the fire department first, no matter how small you believe the fire to be.

Home Safety Checklist	YES	NO
Do you have a smoke alarm on every floor and in each bedroom?		
Do you have a Carbon Monoxide alarm on each floor?		
Do you check the batteries every time we switch from and to Daylight Savings Time?		
Do you have a properly charged fire extinguisher on each floor?		
Do you have an exit plan including at least two ways to exit to your home in the event of a fire?		
Do you have your heating system, chimney, and flue checked annually?		
Is your house number visible from the street?		
Are stairs and walkways clear of tripping hazards?		
Are drapes and other combustibles away from stoves and other heating sources?		