

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
May 18th, 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: Two homeowner

This monthly meeting was called to order at 7:01 pm virtually via WebEx

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: One person in CR complained about a neighbor racing through the neighborhood, Sam has been contacted. Same H.O. complained about cars parked on sidewalks. He was given information about a form that Sam gave George. Another H.O. complaint was about bees in CW park, possibly a bee keeper. A renter in CW asked about having a food truck come into our neighborhood (CW Park). We agreed that we could try one.

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.
- King County did the survey at the Detention Pond in CR Div.3 They are aware of the Homeowner claiming, ‘adverse possession’ and are looking at ways to work around that area in case that happens. Our Lawyer is in contact with the HO’s Lawyer.
- 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 or U.S mail. We have noticed 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 specific manufacturer and name/code so it can be found on the web 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.

The ACC will consider ACRs with virtual paint chips but only when there is no question as to whether they would be approved. ACR form has been updated and the new form has been loaded into the website.

ACC requests for this month were:

- 1 chimney
- 1 deck and driveway replacement
- 1 gate
- 1 fence
- 1 gutter replacement
- 9 paint
- 1 roof replacement
- 1 shed
- 1 siding replacements
- 2 windows

Complaints Negotiations Report:

No new complaints last month.

Legal and Insurance Report:

Asked lawyer about some concerns with: AFH, landlord agreement and adverse possession.

Treasurer's Report:

Reports look good

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 – May 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, except #14.
 - Island #14 (156th Ave SE): Last month reported that a Garbage truck (or other large vehicle) had run over bushes on the Island. Bushes are slowly recovering but many dead branches remain.

No Islands recommended for renovation at this time – no change in Island score for April.
Respectfully submitted – Randy Vermillion

Please note that, if a home owner wants to reserve a park, he or she should contact the CAM chair at commonareas@crcwhoa.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:

Spring walkthru will be done. Teams have been determined and the work has been scheduled. Four or five homeowners have volunteered to help. George will send out email about it.

We denied a request for an expansion of a home to be used as an Adult Family Home (AFH). There has been a request for more meetings about it.

New Business:

AFH agreement that our lawyer is working on must be signed and mailed out to all homeowners.

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@crcwhoa.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:

None required

A motion was made to adjourn the meeting at 7:31pm.

Next Board Meetings:

- 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