

**Candlewood Ridge – Carriage Wood Homeowners’ Association**  
**Minutes of the Meeting**  
**June 15th, 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:** Five homeowners

This monthly meeting was called to order at 7:04 pm virtually via WebEx

**Fire Department Report:** Attached to 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:** Concern about CW shed, latch broken and damaged. George believes that it has been vandalized about 6 times so he is thinking about removing it. House had been in disrepair but is now being repaired. This is appreciated. They are doing a good job.

Good news: one house in CR just sold for \$900,000+.

Concerns expressed about asphalt plant being planned for SR 169. Zoning change was made to allow it.

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](mailto: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](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.
- I have quotes for laying down bark in all the Common areas and a second quote for the Cul de sacs. Total for all would be \$7910.00 plus tax. Move and approved spending the money.
- We had Camber cut back the damaged bushes in Cul de sac #14 (156<sup>th</sup> Ave SE).
- 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 rebark
- 1 deck
- 1 driveway replacement
- 1 fence
- 1 gutter replacement
- 10 paint
- 1 roof replacement
- 1 shed
- 1 siding replacements
- 2 landscaping
- 1 pathway
- 2 railings

### **Complaints Negotiations Report:**

No new complaints last month. Still working an issue on too many cars but have not seen them lately.

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

Reports look good Only 33 H.O. behind more than 2 quarters.

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

Will discuss 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.

### **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.

- Island #14 (156th Ave SE): Camber has trimmed bushes that were damaged by truck tires which has improved appearance significantly.
- Detention Pond at 3<sup>rd</sup> CW entrance has new sidewalk. (Repaired at same time as sidewalk from large sequoia tree damage.)
- All islands could still use new bark to improve appearance.

No Islands recommended for renovation at this time – no change in Island score for June.

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.

**Web Site:**

Ian is now Web Master. Talk about maybe looking at setting up a new email system. We are considering changing our domain hosting to get a better price. The bookkeeper should always know the passwords of all the HOA accounts.

**Capital Improvement Committee:**

No report this month.

**Nominating Committee**

Currently we have no open positions on the Board

**Old Business:**

Spring walkthrough was done. Most responses have been positive. There were more responses than in previous years. Second walkthrough will be done soon (30 days after the first one). We received a letter from our lawyer that needs to be sent out to the homeowners. At the same time George will remind the homeowners about the requirements for ACRs before doing work and include some of the rules that have been violated recently.

**New Business:**

Ian will work on the website.

**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](mailto: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](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:**

Discuss on proposed actions.

A motion was made to adjourn the meeting at 8:16pm.

**Next Board Meetings:**

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

**Annual Meeting:**

- January 25<sup>th</sup>, 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](mailto:president@crcwhoa.org)

Board meetings are usually held at **7:00 pm.** at the Sheriff's Office, Big Lot'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)

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- **Homeowners Association**  
**Update**  
• *June 2021*



### **Water Safety:**

With summer temperatures ramping up, it will be tempting to jump into rivers and lakes, but these waterways pose some risks. More than 3,000 people die each year from drowning in the U.S. If you plan to be in or near water this summer, follow these recommendations:

**Know the risks** — Washington waters are often cold enough to cause muscles to not work, even on the hottest summer day. Cold water can weaken even the strongest swimmer.

**Learn to swim, including water safety and survival skills** — To enjoy the water safely, learn swim strokes, water safety, survival skills, and becoming comfortable in the water.

**Wear a lifejacket** — Always wear a U.S. Coast Guard approved lifejacket when boating, tubing, rafting, swimming or other activities in or on lakes, rivers, saltwater, or pools without a lifeguard.

**Swim where there is a lifeguard** — Swim in areas with lifeguards when possible. Wear a lifejacket while swimming in unguarded waters or until the guards start their service.

**Supervise children in or near water** — Always provide close and constant attention to children you are supervising in or near water. Always stay within touching distance of young children.

**Do not use alcohol or drugs during water activities** — Never use alcohol or other impairing drugs during water and boating activities or while supervising children around the water. Alcohol affects balance, coordination, and judgement. Exposure to sun and heat worsen these effects.

**Learn first aid and CPR** — Learn first aid and CPR. Seconds count—the more quickly lifesaving CPR is started, the better the chances of recovery. Dial 911 in an emergency.

Source: [Washington State Department of Health](#)

### **Outdoor Fire Pits:**

With warmer weather on its way, more people will be looking to use outdoor fire pits. Before deciding to light an outdoor fire in a fire pit, follow these safety tips to reduce the chance of an unintentional fire or injury.

- Ensure the outdoor fire is not more than three feet in diameter and two feet in height.
- Keep fire pits at least 10 feet from your home, vegetation or anything that can burn.
- Portable fire pits should be set up on a non-combustible surface such as patio blocks or concrete. Do not set them up on a wood deck or on grass.
- Keep a three-foot child and pet safety zone around your fire pit.
- Burn only clean, dry wood.
- Have fire extinguishing equipment readily available for use. This should include a shovel and two buckets of water, or a charged garden hose or fire extinguisher with a 4-A rating.
- Ensure the fire is continually attended by an adult until it is completely extinguished.
- Do not conduct fires on public property where fires are prohibited, such as in a park or on school grounds.

Source: [USFA FEMA](#)

- **Homeowners Association Update**
  - *June 2021*

**Fireworks Safety and King County Fireworks Ban:**



June is National Fireworks Safety Month. Fireworks can be a fun and festive way to celebrate our nation's freedom, but they also can be harmful and even deadly when not handled properly. Each year our community members suffer injuries, property damage or property loss caused by the discharge of fireworks. Over 77% of King County community members live within city limits that have an outright ban on fireworks. The lack of a uniform and regional approach to fireworks ordinances can cause confusion and frustration for our community members. **Starting in 2022, Fireworks will be illegal in unincorporated King County.**

This new ban brings unincorporated King County communities in line with most other jurisdictions in King County so there can be no more confusion: if it's a firework, it is not legal in unincorporated King County. Families in King County can still take the opportunity to enjoy fireworks displays safely by attending properly permitted, professional displays throughout the county.

State law requires a one-year waiting period before the ban can take effect, so it will be effective before July 4, 2022.

Source: [King County](#)