

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
March 21st, 2017

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, Carol Nyseth and Holly Jensen.

Others Present: Three home owners and the Fire Department's representative

This monthly meeting was called to order at 7:06 pm at the King County Sheriff's Office – Fairwood Storefront.

Fire Department Report: Reminder to change your smoke detector batteries now that we are on daylight savings time. This month has an emphasis on preventing falls. Secure or remove wires from stairs and walkways. Keep stairs, landings and hallways clear and well lit. Wipe up spills as soon as they happen. Don't move liquids from original containers and, especially, do not mix liquids.

The Fire Department was called to 7 structure fires this last month as well as 4 major vehicle accidents.

Police Report: No report this month

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

Homeowner Concerns:

Three home owners were present and one was upset about a home owner neighbor who cut down multiple trees on the property line. The trees were just chain sawed off and the stumps/lower trunks were not removed. Three homeowners who did not attend had contacted George about the possibility of getting speed bumps installed to slow down speeding cars in CR. This is not the HOA responsibility as the County owns the streets.

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 #80 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 Parks
- Status report on the CR Brick entry sign – They have rebuilt the brick entry sign and will install the letters in the next week or so.
- I had a HO from CW who's house backs up to the Park ask about removing some Cottonwood trees, I will be contacting them when I get a quote from the tree co.
- We had Canber prune and trim the branches on the Cherry trees at the retention pond in CW along SE 183rd.

- They also pruned and trimmed several trees and bushes at CW Park as I requested
- PLEASE keep your street drains clear. The County does not do this it is up to each Homeowner to keep the street drains by their house clear. This means any street drain in front or on the side of your lot.
- Our 2 Committees have met several times now. The 2 Chairs gave a summary.
- I have received quotes for replacing the fence at the CR Entrance and I suggest we go with BR Fencing. Their estimate is \$14,191.20 including tax. They will require all the ivy be removed that has pulled down part of the fence on the West side. Canber has quoted \$1400 for this. The Board voted to approve the expenditure.
- King County Sheriff Patrols and requests are now 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 are now accepting 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, must include paint chips and note which paint is for what part of the house (body, trim, deck, gutters, door, ...).

ACC requests for this month were:

- 1 driveway replacement
- 1 deck replacement
- 2 fences
- 2 house paint

Complaints Negotiations Report:

There was one complaint.

Treasurer's Report:

The Treasurer's report was sent in by e-mail.

Legal and Insurance Report:

Our lawyer has stated that the drug dealer problem reported by H.O.'s last month is not the HOA's problem as our CC&Rs do not cover the issue. The H.O.s will have to work with the King County Sheriff but the Board will try to help the process. While investigating this issue, the problem of a H.O. who hits golf balls in the CW Park was brought up. This is against the HOA's rules.

Community Events Committee

The Easter Eggstravaganza will be Saturday April 15th. The Garage Sale will be July 7, 8 and 9th. UpTech will be on site on the 9th. The Summer Event will tentatively be August 19th. Holly needs more signs for the events.

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.

Cul-de-Sac Committee

No report this month.

Web Site:

No report this month.

Capital Improvement Committee:

The CW Park Improvement Committee is looking at patching, repainting and replacing the hoop on the basketball court and replacing one toy (bounce teeter totter), repairing a second (merry go round) and adding a third. They are also looking to level the playing field somewhat to make it easier to use for games.

The CR Entrance Improvement Committee is looking at replacing the fences, planting some bushes on the street side of the fences and replacing the large trees in the planter island.

Nominating Committee

No report this month.

Old Business:

We talked about the Spring Walkthru, due to start in April. Volunteers are still needed. The dates are: First walkthru the 2nd or 3rd week of April. The first postcards will be sent out by April 30th. The H.O.s who get notices of issues will be expected to respond by May 31st. The 2nd walkthru will be the 2nd week of June.

New Business:

There was no new business this month.

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 2016 HOA Board Members

George McGill	President / Common Areas Chair / Cul-de-sac Chair
Dan Nelson	Vice President / Treasurer
Catherine George	Reporting Secretary / ACC Chair / Web Master
Alicia Follette	Complaints
Carol Nyseth	Member at Large
Holly Jensen	Community Events Committee 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:

There was no session this month.

A motion was made to adjourn the main meeting at 8:21pm.

Next Board Meetings:

- April 18th, 2017
- May 16th, 2017
- June 20th, 2017
- July 18th, 2017
- August 15th, 2017
- September 19th, 2017
- October 17th, 2017
- November 21st, 2017
- December 19th, 2017

Annual Meeting:

- January 23th, 2018 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. All Homeowners are welcome to attend.