

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**June 19th, 2018**

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

**Board Members Present:** Alicia Follette, Catherine George, Holly Jensen, George McGill, and Carol Nyseth.

**Others Present:** Sheriff's Office representative as well as 19 home owners.

This monthly meeting was called to order at 7:03 pm at the King County Sheriff's Office – Fairwood Storefront.

**Fire Department Report:** No report this month

**Police Report:** Last month Fairwood had 118 calls for service that generated cases. Only 3 were in our HOA. Two DV's and a suicide attempt. No burglaries or car prowls!

Traffic stops: 8

Parking contacts:8

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

**Homeowner Concerns:** There were 19 H.O.s at this month's meeting. Most (or all) were there to support a H.O. who had paved a third driveway (on the opposite side of the house from his garage) last summer without asking for approval. We do not normally approve such placement. (We make exceptions when it is the only way to access the backyard to store an RV or trailer.) When a complaint was made he was notified that the driveway was not approved. He feels that his driveway is required to prevent flooding of his finished basement and that the paving was an emergency so he could not wait for approval. Also, there appears to have been some communication issues. We asked if the driveway would be used to park cars and he said yes.

## **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 #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
- 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.
- The new Basketball / Pickleball court in CW is in. They still need to stain it and paint the lines but until then it is OK to use. There will be a posted sign when that work is being done and then the court cannot be used until the paint sets up. We are also putting dirt and sod around the edges where they

had to remove the grass.

- I asked for and received a quote to have Canber do the sidewalk on Petrovitsky at the 1<sup>st</sup> CW entrance. They will do it every week as well as empty the new Mutt Mitt can and this will add \$100 per month to the monthly contract.
- I am having Canber put bark down at the 2 parks in CR and the CR entrance and along 159<sup>th</sup> St.
- I have ordered the water turned on at both parks and CR entrance and ordered the Backflow test done as this is now required by Soos Creek water and sewer.
- 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 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 or stain, must include paint chips or samples and note which paint is for what part of the house (body, trim, deck, gutters, door, ...).

ACC requests for this month were:

3 roof replacements  
11 paint requests  
1 garage door replacement  
1 retaining wall replacement  
5 fence replacements  
1 porch  
1 deck  
2 landscaping  
1 chimney repair  
2 grass replacements  
1 driveway replacement

### **Complaints Negotiations Report:**

There were no new complaints.

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

\$30,000 was transferred to the checking account to pay for the park work.

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

The lawyer was asked about handling a H.O. issue.

### **Community Events Committee**

The Garage Sale will be July 13 – 15<sup>th</sup> this year. The Summer Event is currently scheduled for August 18th.

### **Cul-de-Sac Committee**

Last week Carol and I went around all 18 Islands and reviewed the condition of each. It was noted that Canber did not do the maintenance on 4 of the Islands – I contacted them, and they did them. It was also noted that there are 2 dead trees in 2 of the Islands. I have ordered Canber to have them cut down. We rated the Islands for the condition of the trees, curbing and asphalt from a 1, very bad condition to a 5 good condition or already redone. 6 have been done and rated a 5, 3 were rated as 4, 7 as a 2-3 and 2 as 1's and needing work. The 2 needing work are both on SE 178<sup>th</sup> Pl. in Div. 2 on each side of 157<sup>th</sup> Ave SE. The next step is to contact the asphalt company and get quotes for replacing the broken curbing and see if the Islands can be made smaller to make it easier for the large trucks to drive around. I intend on getting this done within the next 2 weeks. We will be contacting all Homeowners in these Cul-de-sacs before any work is started.

### **Web Site:**

No report this month.

### **Capital Improvement Committee:**

Work is being done on the CW Park project. Most of the work is finished except the painting and net installation. The CR entrance work is mainly completed except for landscaping and new plants. A H.O. replaced the downed mutt mitt station. **Many Thanks!**

### **Nominating Committee**

No report this month but still need two new Board members.

### **Old Business:**

We discussed the Spring walk about. The second inspection was completed the first week of June in CR and will be done this week in CW..

### **New Business:**

We discussed the Summer Event timing as well as preparations for the Garage Sale. We are working on turning on the water for sprinkling.

**We need two volunteers to join the Board as one of our 2017 members was not able to continue and we were down by one already.**

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 2018 HOA Board Members

George McGill	President / Common Areas Chair / Cul-de-sac Chair
Catherine George	Reporting Secretary / ACC Chair / Web Master
Alicia Follette	Complaints / Treasurer
Carol Nyseth	Vice President
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](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:**

Not needed

A motion was made to adjourn the main meeting at 8:26pm.

**Next Board Meetings:**

- July 17<sup>th</sup>, 2018
- August 21<sup>st</sup>, 2018
- September 18<sup>th</sup>, 2018
- October 16<sup>th</sup>, 2018
- November 20<sup>th</sup>, 2018
- December 18<sup>th</sup>, 2018

**Annual Meeting:**

- January 22<sup>th</sup>, 2019 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.