

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
January 15th, 2019

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

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

Others Present: Sam, our Sheriff’s Office representative.

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

Police Report: This month there were 80 calls for service that generated cases in FW. Our HOA only hosted one, a drug overdose medical call.

Traffic stops—8
Parking contacts 8

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

Homeowner Concerns: No homeowners were present. Two issues were mentioned by George. A question was asked by a home owner about rules regarding shared fences. A fence is the responsibility of the home owner whose property the fence is on. He may ask but cannot require the adjacent home owners to share in the cost of the fence maintenance, repair or replacement. Another homeowner asked if there is a problem when a metro vanpool van is parked in the driveway of an HOA home. The van must be moved periodically (every 72 hours?) but is allowed.

Committee Reports:

Common Areas Maintenance Report:

- NOW THAT WINTER IS HERE --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
- 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.
- We have taken down the pickleball net and poles and they are stored for the Winter.
- The big wind storm we had took down a few trees in CR Park and at least 3 Homeowners had damage to fences, sheds and in one case their house. It is very important to take care of your trees and to notice if any look diseased or damaged or leaning or have broken branches that have not fallen yet. We have been told by our Insurance Agent that tree damage is considered ‘An act of God’ and each person will have to pay or deal with their own insurance – the only exception is if you notice a neighbors tree (or the HOA’s) dead or in danger of falling and you notify them (good idea to have a witness) and they do nothing about it and

then it falls and does damage they are then liable and their insurance should pay. This is what we were told – I would suggest you talk to your Homeowners Insurance Co. and see what their policy is. Our HOA has some very old and tall trees in it (particularly CR) every Homeowner in our HOA should exam their own trees as well as their neighbors and do what is necessary. Another problem these trees cause is as they grow their roots cause damage to fences, Homeowners should talk with their neighbors and come up with a solution between themselves. If you have trouble contacting the Homeowner (rental or vacant) please contact the HOA and if we have contact info. we will attempt to make contact. If you think a problem tree is on HOA property please contact us.

- King County Sheriff Patrols and requests is 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 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:

- 1 roof replacement
- 1 heat pump

Complaints Negotiations Report:

There were one dog barking complaint as well as one house with its bins out.

Treasurer's Report:

No problems, pretty good.

Legal and Insurance Report:

Please note the settlement of the lawsuit is moving forward. Again, during the pendency of this litigation until final paperwork is complete and ultimate closure of this case please direct any specific questions to our attorney Shellie McGaughey.

Community Events Committee

Next event is the Easter egg hunt on April 20th **IF** volunteers come forward to help.

Cul-de-Sac Committee

All work has been finished.

Web Site:

No report this month.

Capital Improvement Committee:

No report this month.

Nominating Committee

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

Old Business:

The ACC guidelines have been modified once and more modifications were recommended. I will attempt to be finished with the revisions by the February BOD meeting.

2019 annual meeting, slideshow changes should be / have been sent to Don Nelson.

New Business:

The Board approved a postage purchase that is double the normal amount due to the price increase.

We need three volunteers to join the Board as one of our 2018 members was not able to continue and we were down by two 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. No one will see your email and we will not give it to anyone.

Executive session:

Not required

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

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.

A motion was made to adjourn the main meeting at 8:58pm.

Next Board Meetings:

- February 19th, 2019
- March 19th, 2019
- April 16th, 2019
- May 21st, 2019
- June 18th, 2019

- July 16th, 2019
- August 20th, 2019
- September 17th, 2019
- October 15th, 2019
- November 19th, 2019
- December 17th, 2019

Annual Meeting:

- January 28th, 2020 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.