

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
June 18th, 2019

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

Board Members Present: Anna White, Catherine George, Holly Jensen, George McGill, and Carol Nyseth.

Others Present: 2 homeowners and Sam, our Sheriff’s Office representative.

This monthly meeting was called to order at 7:08 pm at the King County Sheriff’s Office – Fairwood Storefront.

Fire Department Report: No report this month

Police Report: This month we had 90 calls for service that generated case reports in Fairwood. Only one was in your HOA area. That call was a Stolen/ recovered motorcycle, with an arrest made. I have contacted several people at the parks, I did not have any problems reported.

Traffic stops: 6

Parking contacts: 8

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

Homeowner Concerns: There was one H.O. at this month’s meeting who had an issue with another H.O.’s fence. However, that discussion was taken offline. George brought up the issue of non-residents using and damaging the CW Park’s BB hoop. Some of the suggestions were to change the signs so they state “for residents only” and/or a sign about rules for the use of the court and/or locking the hoop up every night. George will try to get a group of homeowners together to talk about the issue.

We need to turn on the sprinklers for the summer. We might add a lockable spicket for the CW park.

It was moved and approved to renew the 3 year lease for access to the pipeline. This will cost about \$1200 more per year.

Committee Reports:

Common Areas Maintenance Report:

- NOW THAT SPRING 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. 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.
- 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. As this slush starts to melt please try to clean the drains near your house – if you notice one that hasn’t been, and you cannot do contact us and we will try to get it cleared – Thanks to all who are doing this

- Davey tree service completed the inventory of all the trees in the 2 Parks and the tract B area just South of 179th in CR. The report will be to us about May 25th, we then will have to submit to the County to remove the dangerous trees in Tract B since they have designated that area as 'critical area' I have started the necessary paperwork and plan on going out to meet with the County Permit Dept. very soon.
- Someone dumped a lot of yard waste at the CW Retention Pond and we had to have Canber clean it up at a cost of \$100. If anyone knows who did this, please contact us (your name will be kept confidential) This is not allowed, please do not dump any yard waste in any of the retention pond areas or any of the Parks.
- I put the BB rim back up and the next day the teens from out of the area were back, this time there were 8 of them and they drove up in cars. They also took down the PB net again. We have bought a rim lock and the hoop is currently locked until we can figure out who is going to unlock and lock it each day or when?
- 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 and note which paint is for what part of the house (body, trim, deck, gutters, door, ...).

ACC requests for this month were:

- 7 paint
- 1 fascia
- 1 mail box
- 1 roof
- 1 driveway
- 1 decking
- 1 tree removal
- 2 fence
- 1 gutter
- 1 window
- 1 shed

Complaints Negotiations Report:

There were no new complaints.

Treasurer's Report:

All is going well. However, there will be more costs than normal for CAM due to the tree inventory expense.

Legal and Insurance Report:

We had received an order of dismissal of the lawsuit against the HOA. Now we have asked our insurance company to double the coverage.

We are looking at the possibility of a sheriff's sale with regards to a problem house.

+Community Events Committee

The next event is the garage sale on the 12th – 14th of July

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

George is still planning on reviewing the cul-de-sacs when time and weather permits. The quarterly maintenance was done as scheduled.

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:

We discussed the Spring walk about. The second pass is scheduled for the first two weeks of July.

We are still waiting for the lawyer's review of the new ACC guidelines. He is also supposed to write a letter about shared fences.

New Business:

None.

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 2019 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
Anna White	ACC Member
*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 this month.

A motion was made to adjourn the main meeting at 8:03pm.

Next Board Meetings:

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

Annual Meeting:

- January 8th, 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.