

**Candlewood Ridge – Carriage Wood Homeowners’ Association**  
**Minutes of the Meeting**  
**December 17th, 2019**

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

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

**Others Present:** None

This monthly meeting was called to order at 7:00 pm at the King County Sheriff’s Office – Fairwood Storefront.

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

**Police Report:** No report this month

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

**Homeowner Concerns:** A homeowner reported that he sent in his 2019 dues in August (late) and they were not received by the bookkeeper. He had already had one waiver because the dues were late in an earlier year but he requested another waiver so that he would not have to pay the late fees. This was denied.

A complaint was made about when the dues were increased and when that information was published to the HOA. The dues were increased in the October board meeting and that was noted in the October minutes. The increase was 3% which the board is allowed to do without a vote of the entire HOA.

**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. 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..
- Because of all the problems of ‘out of area teens’ at the Basketball Court we have established a system where a Resident contacts us and they must agree to unlock and relock the shed and rim lock, put the height adjusting tool back in the shed, and NOT GIVE THE COMBO TO ANY CHILD we will give out the combo. So far there are 12 people who have agreed to do this, we would like to come up with a better solution but for now that is what we are doing. If enough Residents are interested in helping to come up with solutions and signage please contact me and we will form a committee and meet. - [president@crcwhoa.org](mailto:president@crcwhoa.org).
- 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, ...). If you want to speed up your notification, be sure that your email address is clearly written.

ACC requests for this month were:

2 fences

1 roof replacement

1 window replacement

### **Complaints Negotiations Report:**

There was one complaint - a barking dog. It was also noted that there was a new rental with 7 vehicles. Please note that the complaints mentioned in the minutes do NOT include complaints generated by the annual walk thru unless specifically noted.

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

There were no problems, everything looked good. One house lien was paid off after the homeowners had not paid any dues since 2007.

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

No report this month except that the insurance costs will be higher than the last contract.

### **Community Events Committee**

No report this month

Please note that, if a home owner wants to reserve a park, he or she should contact the CAM chair at [commonareas@crwhoa.org](mailto:commonareas@crwhoa.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:**

No report this month.

### **Nominating Committee**

No report this month but still need new Board members.

**Old Business:**

The annual meeting presentations need to be finished. Catherine resent the 2018 presentation as a starting place.

Both Anna and Holly will have to stop serving on the board due to other obligations. Both have terms that are up in January. That means that the board will be down 3 board members. We need volunteers. Also, if no one steps up to volunteer to run it there will be no Easter Egg Hunt or summer event.

**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](mailto: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](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:**

None required this month.

A motion was made to adjourn the meeting at 7:47pm.

**Next Board Meetings:**

- January 21<sup>st</sup>, 2020
- February 18<sup>th</sup>, 2020
- March 17<sup>th</sup>, 2020
- April 21<sup>st</sup>, 2020
- May 19<sup>th</sup>, 2020
- June 16<sup>th</sup>, 2020
- July 21<sup>st</sup>, 2020
- August 18<sup>th</sup>, 2020
- September 15<sup>th</sup>, 2020
- October 20<sup>th</sup>, 2020
- November 17<sup>th</sup>, 2020

- December 15<sup>th</sup>, 2020

**Annual Meeting:**

- January 28<sup>th</sup>, 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.