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Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
April 20th, 2021

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

Board Members Present: Alicia Follette, Catherine George, Dawna Hart, George McGill, Ian Ludwig and Randy Vermillion.

Others Present: Don Nelson and one other homeowner

This monthly meeting was called to order at 7:04 pm virtually via WebEx

Fire Department Report: Found at end of report

Police Report: No report this month

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

Homeowner Concerns: See CAM report. Also there has been a complaint about neighbor’s backyard issues.

Please note: DO NOT PARK ON SIDEWALKS. It is always illegal but is even more a problem with people trying to walk using social distancing guidelines.

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.
- If you see a damaged street sign or one that is hidden by branches or bushes, please call and report it to King County Roads Maintenance – they have a 24-7 phone number 206-477-8100 or 1-800-527-6237 or email maint.roads@kingcounty.gov. They will need the exact address or intersection.
- 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 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.
- A Homeowner contacted us about a sinkhole under the power lines at CR Park. I contacted Lake Youngs Pipeline maintenance and they in turn contacted Seattle City Light and it turns out it was from where an old telephone pole was. They filled it with gravel and sand.
- A Homeowner contacted me about vandalism at CW Park. Someone broke the lock off and when I got there it was gone. It will need a new latch and padlock. This is at least the 6th time the shed has been vandalized.

- A Homeowner contacted me about several smaller trees in CW Park that were leaning and a couple that had fallen in one of the last storms we had. I will have Camber take care of them.
- We have contacted the HO next to the Detention pond and he OK'd the surveyor to come onto his property to do the survey. This should be done in the next week. We have also been contacted by his Lawyer about them claiming 'Adverse Possession' The HOA Lawyer is reviewing. This is the detention pond in CR Div.3 that was never deeded to King County like the others in our HOA and we just recently found out it is owned by the HOA.
- 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 should 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 specific manufacturer and name/code so it can be found on the web 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.

Due to the pandemic the ACC will consider ACRs with virtual paint chips but only when there is no question as to whether they would be approved. We will continue this policy throughout 2021 and will re-evaluate in 2022 to determine if this can become permanent.. ACR form will be changed

ACC requests for this month were:

- 1 deck removal
- 1 drainage
- 1 driveway replacement
- 1 HVAC Condenser installation
- 1 landscaping
- 1 mailbox replacement
- 1 retaining wall replacement
- 1 siding replacement
- 1 tree removal
- 2 gutter replacements
- 2 sheds
- 5 fences
- 8 paint

Complaints Negotiations Report:

Two new complaints last month.

Legal and Insurance Report:

Asked lawyer about some concerns. Fines can now be reinstated (but not interest). Fines will be restarted as of March 1st

Treasurer's Report:

Reports look good

Community Events Committee

We need volunteers. The Easter Egg Hunt was cancelled due to the lack of volunteers and the COVID-19 crisis. The Garage Sale and Summer Event are also canceled for the same reasons.

Cul-de-Sac Committee Report – April 2021

- Inspected all 18 Cul-de-Sac Islands and 5 Retention/Detention Ponds within the last 2 days.
 - All Islands and Retention/Detention Ponds in good maintenance, except #14.
 - Island #14 (156th Ave SE): Garbage truck (or other large vehicle) has run over bushes on the Island. Many broken branches. Bushes may recover but will likely have dead branches remaining.
- No Islands recommended for renovation at this time – no change in Island score for April.

Respectfully submitted – Randy Vermillion

Please note that, if a home owner wants to reserve a park, he or she should contact the CAM chair at commonareas@crwhoa.org or call 425-738-8611 #80 and leave a message.

Web Site:

Ian is now Web Master

Capital Improvement Committee:

No report this month.

Nominating Committee

Currently we have no open positions on the Board

Old Business:

Spring walkthru will be done. George will check with Shena about 2020 dates but probably the end of May. A couple of homeowners have volunteered to help. George will send out email about it.

New Business:

Shed standards – do they need changes?

Shed exception will be discussed in executive session

Adult family home – another homeowner is requesting this for their house but has not requested an expansion.

Ian had sent George a sample of ADF wording from another HOA. The lawyer had some concerns about one part of the wording. George will send the BOD members the wording of a draft standard for our HOA.

Dawna and Catherine will work on changing the ACR wording re emails and especially for paint colors.

Please note that non safe and sane fireworks are illegal in the HOA because they are illegal in unincorporated King County. Several years ago we had a house in our HOA burn down due to fireworks.

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 2021 HOA Board Members

George McGill	President / Common Areas Chair
Catherine George	Reporting Secretary / ACC Chair
Alicia Follette	Complaints / Treasurer
Carol Nyseth	Vice President
Dawna Hart	Facebook Chair
Ian Ludwig	ACC Member / CAM Member/ Web Master
Randy Vermillion	ACC Member / Cul-de-sac 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:

Discussion about shed size.

Discussion about fines and house/yard maintenance

A motion was made to adjourn the meeting at 8:07pm.

Next Board Meetings:

- May 18th, 2021
- June 15th, 2021
- July 20th, 2021
- August 17th, 2021
- September 21st, 2021
- October 19th, 2021
- November 16th, 2021
- December 21st, 2021
- January 18th, 2022
- February 15th, 2022
- March 15th, 2022
- April 19th, 2022
- May 17th, 2022
- June 21st, 2022
- July 19th, 2022
- August 16th, 2022
- September 20th, 2022
- October 18th, 2022
- November 15th, 2022

- December 20th, 2022

Annual Meeting:

- January 25th, 2022 7:00 at Fairwood Community United Methodist Church For the duration of the current coronavirus emergency it will be held via telephone. All Homeowners are welcome to attend. Please contact the president of the board for connection instructions at president@crcwhoa.org

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. However, for the duration of the current coronavirus emergency they will be held via telephone. All Homeowners are welcome to attend. Please contact the president of the board for connection instructions at president@crcwhoa.org



RENTON REGIONAL FIRE AUTHORITY

WORKING TO MAKE OUR COMMUNITY SAFER, HEALTHIER, AND STRONGER



425-276-9500 (phone)
425-276-9592 (fax)



www.rentonrfa.org
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Homeowners Association Update

April 2021

Tis the Season for Spring Cleaning!

Spring has sprung and spring cleaning is an annual ritual for many. Just as the first flowers of spring bloom in a new beginning for nature, our spring clean can also signify a fresh start for our homes after the long winter months. It is easy to associate at-home fires with the colder months with the use of space heaters, fireplaces, decorative candles, and tangled strings of holiday lights. But, just because we're less inclined to turn the heat on doesn't mean we shouldn't still be vigilant when it comes to protecting ourselves and our property from fire hazards.

Spring is the ideal time to check our homes and yards for dangerous material and unsafe conditions. Start by taking a few minutes to plan your safety.

Dryer Safety

Follow these simple safety tips to prevent a clothes dryer fire in your home.

- Have your dryer installed and serviced by a professional.
- Do not use the dryer without a lint filter.
- Clean the lint filter before and after each cycle.
- Do not forget to clean the back of the dryer where lint can build up.
- Check the venting system behind the dryer to make sure that it is not damaged, crushed or restricted.
- Make sure that the outdoor vent covering opens when the dryer is operating.
- Consider replacing plastic accordion-style ducts that connect the dryer to the vent with a flexible metal duct or a rigid metal duct. Lint can accumulate in the ridges over time and block the flow of air.

Also, always turn off the clothes dryer before going to bed or before leaving your home. If you are home when a fire starts, get out first and call 9-1-1.

Display Your Address Properly

Location is not only a key factor for selling real estate or ice cream cones but it is also critical to making a successful 9-1-1 call and requesting a timely emergency response. You can help emergency responders locate your house by properly displaying your address and following some guidelines:

Use Large Numbers

Every single-family house should use numbers at least 4" high. Multiple dwelling units such as apartments and duplexes, as well as non-residential buildings should use numbers that are at least 6" high. Commercial or industrial units should be at least 18" high.

Be Visible in the Dark

Put the numbers on your house or under a light. Numbers must be of contrasting color to the background.

Be Visible from Both Directions

Numbers on your mailbox should be posted on both sides. Emergency vehicles may not arrive from the same side as a mail carrier.

Locate Near the Road If your home is not visible from the street, post numbers so that they are clearly visible from the road.

Uncover the Numbers

Move anything that may obstruct a clear view (bushes, flower baskets, flags, etc.)

It's the Law! In accordance with the City of Renton Municipal Code and the International Fire Code:

1. The official address number must be displayed on the front of a building or at the entrance to a building, which is most clearly visible from the street/road both day and night.
2. When vehicle access is provided to the rear of commercial, industrial and warehouse buildings, the rear doors shall be marked with letters or numbers at least 4" high.
3. Buildings consisting of separate suites with the same building address shall have their suite number marked so that the suite is readily identifiable and the numbers shall be located at least 1" high.

We Can't Help You If We Can't Find You!

How to Safely Store Oily Rags

How can rags start a fire? The oils commonly used in oil-based paints and stains release heat as they dry. If the heat is not released in the air, it builds up. That is why a pile of oily rags can be dangerous. As the rags dry, the heat becomes trapped. The heat builds up and finally causes a fire. Be aware that this does not happen with water-based finishes. How can liquids start a fire? Vapors from flammable and combustible liquids can ignite, causing a fire. There are many commonly used flammable liquids. Gasoline, lacquers, and nail polish are just a few examples.

Here are a few safety tips for storing wet, oily rags:

- Never leave cleaning rags in a pile. At the end of the day, take the rags outside to dry.
- Hang the rags outside or spread them on the ground. Weigh them down. Do this so they do not blow away. Make sure they are not in a pile. Keep them away from buildings.
- Put dried rags in a metal container. Make sure the cover is tight. Fill the container with a water and detergent solution. This will break down the oils.
- Keep containers of oily rags in a cool place. Keep them out of direct sunlight. Keep them away from other heat sources.

Happy Spring from Renton Regional Fire Authority!