

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
July 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: Three homeowners

This monthly meeting was called to order at 7:02 pm virtually via WebEx

Fire Department Report: Attached to the end of the minutes

Police Report: Last month in Fairwood there were 94 calls for service that resulted in case reports. Four were in our HOA area. A DUI was given to someone passing through. One stolen car. One stolen license plate. One abandoned vehicle towed. Not a bad month

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

Homeowner Concerns: There were some emails sent to George about postcards. There was a letter from a H.O. in CR thanking us for courteous reminder letter. One H.O. asked about sizes of sheds.

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.
- Canber has been laying bark at all Cul de Sacs and Common Areas.
- I had the water turned on at all 3 parks and CR entrance, we now need to get the backflow tests done.

- Canber tested all sprinklers at CR Entrance and all 3 Parks. 1 sprinkler head had to be replaced and one had to be moved because of tree roots, other than that everything is OK.
- 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 or U.S mail. We have noticed 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.

The ACC will consider ACRs with virtual paint chips but only when there is no question as to whether they would be approved. ACR form has been updated and the new form has been loaded into the website.

ACC requests for this month were:

1 house addition
 2 driveways
 5 fences
 1 mulch
 11 paint
 1 paver
 1 privacy screen
 1 shed
 1 siding replacements
 2 tree removals
 1 walkway
 3 window replacements

Complaints Negotiations Report:

One new complaints last month. Still working an issue on too many cars but have not seen them lately. Still have an issue with a too large shed.

Treasurer's Report:

Reports look good. CAM expenses a little high but expected due to timing. Legal expenses higher than usual due to timing of new lawyer

Legal and Insurance Report:

Will discuss in executive session

Community Events Committee

We need volunteers. The Easter Egg Hunt was cancelled due to the lack of volunteers. The Garage Sale and Summer Event are also canceled for the same reason. There was one person who has expressed in volunteering.

Cul-de-Sac Committee Report – July 2021

Inspected all 18 Cul-de-Sac Islands and 5 Retention/Detention Ponds within the last week

- Issues/Comments:
 - Camber applied landscape bark to most Islands & Retention/Detention Ponds which greatly improved aesthetics
 - Camber missed (1) Cul-de-Sac Island and (1) Retention/Detention Pond
 - Missed Cul-de-Sac Island #2 (SE 178th PI)
 - Missed Retention/Detention Pond at CW 3rd Entrance (160th Ave SE)
 - Note: Some Retention/Detention Ponds have grass surrounds so landscape bark is not required
 - Trees, plants and general maintenance:
 - Most plantings survived the heat wave just fine
 - Retention/Detention Pond at CW 3rd Entrance (160th Ave SE) - a few plants appear to have suffered in the heat – need removal/replacement
 - Island #14 (156th Ave SE): Damaged plants are recovering nicely from vehicle damage – last report on this issue unless condition worsens
- No Islands recommended for renovation at this time – no change in Island score for July.

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@crcwhoa.org or call 425-738-8611 #80 and leave a message.

Web Site:

Ian is now Web Master. There was a discussion of google search results getting a strange result when searched for our website. We are looking at a new website design and email system.

Capital Improvement Committee:

No report this month.

Nominating Committee

Currently we have no open positions on the Board

Old Business:

Second walkthrough was done (30 days after the first one). Most work has been done but a few are lagging behind.

There is a new form for adult family homes (AFH) which has to be approved by the board and then sent out. Randy had a few suggestions for improvements. Don will send out a revised form. A letter will be sent out to homeowners about issues with ACRs after one final review

New Business:

Ian will work on the website.

It was moved, seconded and approved for lien fees to be increased because our costs are going up
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 on proposed actions on website, house sizes and an issue with adverse possession

A motion was made to adjourn the meeting at 7:34pm.

Next Board Meetings:

- 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, Big Lot'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

- **Homeowners Association**
Update
July 2021

Summer provides plenty of opportunities to gather and be active outdoors in the sunshine. However, be sure to keep in mind that warm weather brings many of its own risks. Here are some safety guidelines which can ensure you and your family have a fun and safe summer.

- **Recreational Water Safety: Pools, Rivers, and Lakes:**

Swimming and other water-related activities are enjoyable summer activities for many. However, according to the WA Department of Health, drowning is the second leading cause of injury-related death for children ages 1 to 14 years old. Among children ages 1 to 4 years old, most drownings occur in residential swimming pools. In Washington State, an average of 25 children and teens drown every year.

- **Pool Safety Guidelines:**

- Make sure your children learn/know how to swim.
- Never take your eyes off children in the water. Drowning can happen quickly and silently.
- Don't allow young children in the pool without an adult.
- Use floatation devices for safety, not as a substitute for supervision.
- Know CPR so you can help save a life if a water emergency happens.

Source: [WA State Department of Health](#)

- **Rivers and Lakes Safety Guidelines:**

- Water that is warm on the surface, may be much colder below.
- Use caution when swimming and always supervise young children playing in or near the water.
- Avoid areas with moving water, waves, or rip currents.
- Rivers may not be moving as fast, but certain hazards can trap swimmers and tip over rafts, canoes, and kayaks.
- Swimming in open water is harder than in a pool because you tire faster and can get into trouble more quickly.
- Avoid swimming where two rivers come together because even good swimmers can get into trouble or drown in currents that don't seem to be moving that fast.
- Always wear a lifejacket due to how dangerous moving water (rivers) can be.

Source: [WA State Department of Health](#)

- **Beach Safety:**

- Swim in designated areas where a lifeguard is present.
- Always swim with a buddy.
- Stay within your fitness and swimming capabilities.
- Know how to swim. Swimming in open waters is very different than swimming in a pool.
- Keep hydrated to help avoid heat exhaustion and heat stroke. Don't substitute water with alcohol. Alcohol can dehydrate you and also negatively affect your judgement.
- Be sure to wear shoes. On high temperature days sand and concrete can burn your feet.

Source: redcross.org

- **Summer Burn Safety:**

- Avoid direct sunlight during peak hours - 10:00 a.m. to 4:00 p.m.
- Wear clothing and a wide-brimmed hat to protect as much skin as possible.
- For further sun protection wear sunglasses that block at least 99% of UV light.
- Use a broad-spectrum sunscreen with an SPF of 30 or higher: Reapply at least every 2 hours, as well as after swimming or sweating.
- Avoid tanning beds and sunlamps, they can cause serious long-term skin damage and contribute to skin cancer.

Source: [American Cancer Society](http://AmericanCancerSociety.org)

- **Barbeque Safety:**

- Propane and charcoal BBQ grills should only be used outdoors.
- The grill should be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- Keep children and pets at least three feet away from the grill area.
- Keep your grill clean by removing grease or fat buildup from the grills and trays.
- Never leave your grill unattended.
- Always make sure your gas grill lid is open before lighting it.
- If you use a starter fluid, use only charcoal starter fluid.
- Keep charcoal fluid out of the reach of children and away from heat sources.
- When you are finished grilling, let the coals completely cool before disposing in a metal container.

Source: [National Fire Protection Association](http://NationalFireProtectionAssociation.org)

Outdoor Fire Pits:

With warmer weather on its way, more people will be looking to use outdoor fire pits. Before deciding to light an outdoor fire in a fire pit, follow these safety tips to reduce the chance of an unintentional fire or injury.

- Ensure the outdoor fire is not more than three feet in diameter and two feet in height.
- Keep fire pits at least 10 feet from your home, vegetation or anything that can burn.
- Portable fire pits should be set up on a non-combustible surface such as patio blocks or concrete. Do not set them up on a wood deck or on grass.
- Keep a three-foot child and pet safety zone around your fire pit.
- Burn only clean, dry wood.
- Have fire extinguishing equipment readily available for use. This should include a shovel and two buckets of water, or a charged garden hose or fire extinguisher with a 4-A rating.
- Ensure the fire is continually attended by an adult until it is completely extinguished.
- Do not conduct fires on public property where fires are prohibited, such as in a park or on school grounds.

Source: [USFA FEMA](http://USFAFEMA.org)

- **Have a safe and fun summer**