

**Candlewood Ridge – Carriage Wood Homeowners’ Association**  
**Minutes of the Meeting**  
**August 17th, 2021**

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

**Board Members Present:** Catherine George, George McGill, Ian Ludwig and Randy Vermillion.  
**Others Present:** Four homeowners plus Don Nelson

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:** George, this month in Fairwood there were 101 calls for service that ended up with a report being taken. Only 3 were in our HOA area. This might be the record, particularly since its summer and we usually get nuisance crimes. We had one car prowler, one vandalism and one suspicious incident where a man found a lighter on his roof, and reported it over our online reporting system. There was no sign of an attempted arson, just a lighter on his roof.

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

**Homeowner Concerns:** Concern about CR entrance sprinkler head broken. An email was received about hedges and bushes covering the sidewalks. There was a concern about an oversize shed. A homeowner expressed concerns about a property that is in disrepair. A question was asked about when Sam’s patrols are done. The answer is that they are random. Apparently, there is a prowler at night on 160<sup>th</sup>. A question was asked about solar panels on the front of the house. Also the walkway from CW Park to Petrovitsky needs care.

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](mailto: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@crewhoa.org](mailto:commonareas@crewhoa.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.
- The Parks and CR Entrance are now being watered every other day for 20 minutes. The timer at the little park in CR was not working correctly and had to be replaced. One sprinkler head at CR Entrance was broken and has been replaced I was notified by a Homeowner about this – thank you very much.

- Someone has been dumping bags of household trash at CW Park. We have had Canber haul it away at a cost of \$250. If you see anyone leaving bags of trash at our Parks, please try to get their info, car make, license number, or take a photo.
- The house in CR with the pool that the HOA is maintaining as it is vacant – we have drained the pool again and put a cover on the hot tub. This cost will be added to the owners' account.
- 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. Paint samples are required even if painting the same color as existing.

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 privacy screen
- 1 house remodel
- 1 driveway
- 1 garage trim
- 9 paints
- 2 roofs
- 1 resod
- 2 chimney fixes
- 1 concrete work
- 1 gutter
- 1 garage door

### **Complaints Negotiations Report:**

No new complaints this month

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

Reports look good.

### **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 – August 2021**

- Inspected all 18 Cul-de-Sac Islands and 5 Retention/Detention Ponds within the last week
  - Camber applied landscape bark to most Islands & Retention/Detention Ponds which greatly improved aesthetics
    - Retention/Detention Pond at CW 3<sup>rd</sup> Entrance (160<sup>th</sup> Ave SE) now has a skiff of bark applied
    - Cul-de-Sac Island #2 (SE 178<sup>th</sup> Pl) still missing bark
  - Trees, plants and general maintenance:
    - Most plantings survived the heat wave
      - A few foundation plants are suffering because of the heat and lack of water. Will keep an eye on them to see if they recover once rain returns.

No Islands recommended for renovation at this time – no change in Island score for August.

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](mailto:commonareas@crcwhoa.org) or call 425-738-8611 #80 and leave a message.

### **Web Site:**

Ian is now Web Master. Ian now has the passwords so he can start work. We are looking at a new website design and email system.

### **Capital Improvement Committee:**

No report this month. On hold until next spring.

### **Nominating Committee**

Currently we have no open positions on the Board

### **Old Business:**

Third review of postcard project is being completed. It has been a very successful year.

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. This is still in process.

Ian is working on the new website.

Subletting issue is still a question.

### **New Business:**

**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](mailto: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](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:**

Voted to keep CR pipeline lease.

Postponed decision on subletting.

Approved spending money to pay for a CW Park survey.

A motion was made to adjourn the meeting at 8:37pm.

**Next Board Meetings:**

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

**Annual Meeting:**

- January 25<sup>th</sup>, 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](mailto: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](mailto:president@crcwhoa.org)

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# Homeowners Association Update

## August 2021

### Display your Address Properly:

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 dwellings 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. 5
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!

#### National Night Out:

National Night Out is an annual event that promotes strong community partnerships and neighborhood camaraderie to ultimately make our neighborhoods safer. National Night Out provides a great opportunity to bring neighbors, fire, police, and city officials together under positive circumstances. We will have a booth alongside Renton Police at the Renton Farmers Market from 3-7 PM on Tuesday, August 3rd. Page | 2

**Fire Extinguishers:**

We all have one (or should) but often don't give them much attention. That said, they don't need much attention. Do try to look at them once a month. Check the gauge to ensure that there is pressure in the extinguisher. The needle should be in the green. It is very important to keep your fire extinguisher handy. They tend to get stored someplace out of the way, but over time, can become buried behind other household items. In a home, it's not recommended to keep them in the kitchen, even though that is where most residential fires occur. Fire extinguishers should always be stored near an exit. This ensures that you have an exit behind you and do not get trapped by the fire. The fire extinguisher shown in the image (right) is an ABC type extinguisher. This is the most common extinguisher and is recommended that all homeowners have. The larger the fire extinguisher, the more fire it will extinguish. However, larger fire extinguishers are also heavier. If you are unable to lift or handle it, you may not be able to use it when you need it most. When purchasing a fire extinguisher, be sure to get a size that you can handle.

**What to do with your old Fire Extinguishers:**

If yours has a pressure gauge, and the needle is in the green, even if the extinguisher is 10+ years old, it still may be good. If you are unsure how old your extinguisher is, or if it still works, you should replace it. You have to have confidence in your extinguisher if you are going to use it on a fire. This is due to the pressure inside the extinguisher. If the pressure is no longer present, then there is no hazard to an unsuspecting person handling the extinguisher. If the fire extinguisher is empty and/or unpressurized, it can be disposed of in the trash or recycling. Full or partially full fire extinguishers are accepted at hazardous waste collection sites around King County. Fire extinguisher containers must be 7.5 gallons or less and there is a limit of 5 tanks per trip. Empty fire extinguishers can go in the garbage. Empty fire extinguishers are not recyclable.

Source:

<https://kingcountyhazwastewa.gov/en/about-us/hazardous-waste-library/f/fire-extinguishers>