

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
September 21st, 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 plus Don Nelson

This monthly meeting was called to order at 7:05 pm virtually via WebEx

Fire Department Report: Attached to the end of the minutes

Police Report: Last month there were 90 cases in Fairwood that ended up in cases being taken. Four were in our HOA area. One was a suspicious person, maybe a peeping tom, the second a prowler casing a house. There was one ID theft and the last was a vandalism to a vehicle.

A juvenile said she saw a man on the garage roof who was banging on her window. There was no further description of him. We had several units there fairly quickly and searched the area. We didn't locate anyone. You can put that out of you like. Remind folks to keep their windows locked and curtains closed at night. We haven't had any other similar reports.

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

Homeowner Concerns: Concern was expressed about a person who was trying to get into a bedroom at night via the roof. He was spotted and ran away. (C21028912) Solar panels were brought up last month and a question was asked as to whether they would be allowed? They are not forbidden but would be looked into when requested. A homeowner is complaining about a speeding car in a school zone. Sam is working the issue.

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.

- We were notified of a hole full of water in the Playground area at CW Park. Canber investigated and replaced a section of the irrigation pipe.
- Now that the rain is here we are going to turn the water off at both Parks and CR Entrance.
- We were notified of 2 dead and leaning trees in the wooded area of CW Park. We had Canber cut them down.
- 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. The ACR form has been updated and the new form has been loaded into the website.

ACC requests for this month were:

10 paints
 6 roofs
 4 fences
 3 windows
 1 deck
 1 concrete
 1 garage door
 1 siding

Complaints Negotiations Report:

Three complaints this month but need signed hard copy.

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 – September 2021

- Inspected all 18 Cul-de-Sac Islands and 5 Retention/Detention Ponds within the last week
 - 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. A few seem to be responding favorably to the recent rain.
 - Retention/Detention Pond Issues:
 - Pond at 3rd Entrance to CW (160th Ave SE)
 - “No Dumping” sign has fallen over
 - Large Pond next to CW Pipeline (SE 184th Street)
 - Chain Link gate has come off hinges and is leaning
 - Are these King County issues to correct? **Yes** How do we contact the proper authority? **George has contact info**

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

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. 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:

Survey is scheduled for October 15th

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

There is a new rule and form for adult family homes (AFH) which was approved by the board and will be sent out.

New Business:

Reviewed 2022 budget. A suggestion was made to increase legal. The increase will be reviewed at the next BOD meeting. It was moved and approved to increase the dues by 3% as we have done every year for the last several years.

Dave Clark has volunteer to join the board. Carol has decided to resign due to health reasons. Her term expires in January 2022. Dave will replace Carol. Ian was elected vice president to replace Carol.

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 resigned
Dawna Hart	Facebook Chair
Ian Ludwig	Vice President / ACC Member / CAM Member/ Web Master
Randy Vermillion	ACC Member / Cul-de-sac Chair
David Clark	Member at Large (new)
*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 of legal actions

A motion was made to adjourn the meeting at 8:30pm.

Next Board Meetings:

- 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@crwhoa.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@crwhoa.org

Homeowners Association Update

September 2021

- **September is National Preparedness Month**

September is National Preparedness Month. The Puget Sound region is seismically active, with hundreds of earthquakes occurring every year. Most of these earthquakes are so small they can only be detected by sensitive instruments. However, damaging earthquakes have occurred in this region during the past 130 years.

We have two faults that present a significant earthquake danger to our area. They are the Seattle Fault and the Cascadia Subduction Zone. The 2001 Nisqually Quake was a result of activity on the Seattle Fault line. The Cascadia Subduction Zone is a source of historically large earthquakes greater than 8.0 in magnitude.

With very large earthquakes, the ground can shake for as much as five minutes. The prolonged shaking causes much more extensive damage than shorter earthquakes. There are many things you can do to be prepared for an earthquake in addition to taking some general emergency preparedness steps.

- **Make a Plan**

Take a couple minutes and consider what your family may need in a disaster.

- **Age and capacity of your family members.** Who may need some help to evacuate and who is capable of assisting?
- Are there any **special dietary needs** in your household?
- What **medications and equipment** are needed?
- Is there anyone in your household who is living with a **disability or access and functional need**?
- Are there **languages other than English** spoken in your household? How will your family communicate in a disaster?
- What would you do with your **pets or service animals**?
- What if your **family is not together** when a disaster strikes?
- Be familiar with the types of disasters that could affect the area and have a communication plan

Source: www.ready.gov

- **Basic Disaster Supplies Kit**

To assemble your kit store items in airtight plastic bags and put your entire disaster supplies kit in one or two easy-to-carry containers such as plastic bins or a duffel bag.

- **A basic emergency supply kit could include the following recommended items:**
- Water (one gallon per person per day for at least three days, for drinking and sanitation)
- Food (at least a three-day supply of non-perishable food)
- Battery-powered or hand crank radio and a NOAA Weather Radio with tone alert

- Flashlight
- First aid kit
- Extra batteries
- Whistle (to signal for help)
- Dust mask (to help filter contaminated air)
- Plastic sheeting and duct tape (to shelter in place)
- Moist towelettes, garbage bags and plastic ties (for personal sanitation)
- Wrench or pliers (to turn off utilities)
- Manual can opener (for food)
- Local maps
- Cell phone with chargers and a backup battery

Source: <https://www.ready.gov/kit>

- **Sign up for Alerts and Warnings**

King County has an Emergency Notification called ALERT King County which can help you stay informed about potential hazards and threats that impact your area. Register your physical address(es), email address(es), and phone number(s) to receive important safety information during an emergency. Sign-up is free.

To learn more and register for ALERT King County visit: <https://www.kingcounty.gov/depts/emergency-management/alert-king-county.aspx>

- **Fall Prevention Awareness Week**

Every September on the first day of fall, National Falls Prevention Awareness Day is promoted. States are encouraged to promote falls prevention awareness and screening activities to draw attention to the problem and offer adults practical solutions.

Falls are the leading cause of fatal and non-fatal injuries for older Americans. Falls threaten older adults' safety and independence and generate enormous economic and personal costs. However, falling is not an inevitable result of aging. Through practical lifestyle adjustments, evidence-based falls prevention programs, and community partnerships, the number of falls among seniors can be substantially reduced

- **Steps to Prevent a Fall**

- Find a good balance and exercise program.
- Talk to your health professional about getting a fall risk assessment.
- Taking medications at the same time each day. Regularly review your medications with your doctor or pharmacist.
- Add grab bars outside tub & shower area
- Ensure there is plenty of lighting in the home.
- Get eyes and ears checked annually.
- Keep your home safe. Eliminate tripping hazards like cords and rugs.

Source: [National Council on Aging](#)