

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
May 18, 2010

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

Board Members Present: Curt Whitaker, Jerry Woolett, George McGill, John Utz

Others Present: 19 Homeowners, Elmira Utz – Recording Secretary

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

Fire Department Report: Not present

Police Report: Not present

Approval of Last Month's Minutes: A motion was made to approve the April board meeting minutes as written. It was seconded and passed. Signing of the minutes took place by the board.

Homeowner Concerns:

None reported

Committee Reports:

Treasurer's Report:

1. End of April 2010 Financial Statement Summary Facts:
 - * We have started the year in near normal fashion. 78% of our projected budget income has been received.
 - *We have received foreclosure notices on several homes in our Association
2. Four welcome/information packets were delivered to new residents since our last meeting. This is indicative that homes are selling in our HOA. We are aware of a few more that are in the process of closing.

Motion to accept the report as presented. Passed.

ACC Report:

1. Eighteen ACC requests were submitted since the last meeting. Four were for landscaping projects, two for roofs, four for fences, five for paint, one for a mailbox stand, one for garage doors and one was for a shed.
2. Reminder-our CC&R's clearly state that exterior projects such as roofs, painting, fencing, decks, driveways, major landscaping and patios require the submission and approval of an ACC request before commencing the project.

The ACC has up to 30 days to respond to an ACC request but tries to respond much sooner

than that. It is recommended that if a response to an ACC request has not been received within two weeks, the homeowner should contact the ACC Chairman via email at architecture@crcwhoa.org or by leaving a voice message at 425-738-8611. For emergency type repairs notify the ACC Chairman as indicated above and mention that it is an emergency type situation. Please do not contact the ACC chairman via a home phone number.

3. Please remember we do not accept ACC request forms via email. Please mail them to CR/CW HOA, PO Box 58397, Renton, WA 98058.

Common Areas Maintenance Report:

1: 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.

2: We continue to have branches 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.

3: The big windstorm from 2 weeks ago did some damage. We had a 65 ft fir tree fall in a HO's yard in CW next to the Park. It caught the gutter on the corner of the house and ripped part of it off and destroyed the roof of a building enclosing his hotub. This tree did not look diseased and was not tagged by the arborist. Please inform us if you think a tree looks like it could fall or is dead and we will have it inspected.

4: I will be contacting Soos Creek W & S to have our water turned on at the parks and CR Entrance. I will also coordinate with Canber on times for the sprinklers.

5: Please keep a watch for suspicious Activity and call 911 – we have a case Number to report any after hour or unruly activity in the Parks #09-179682.

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.

Complaints Negotiations Report:

1. There are currently 17 open active complaints

a. 5 are in the fines stage

b. 10 have received their 1st non-compliance letter

c. 2 have received their 2nd certified non-compliance letters

d. Three of our active complaints have been turned over to our attorney.

2. Three non-compliance issues were closed since the last meeting.

3. Spring is here and many of the new complaints we are receiving deal with dead and mossy

lawns and weeds in flower beds

Reminder:

All complaints must be submitted in writing and signed by the author. We do not typically react to anonymous complaints submitted by letter, email or phone. The Board approved in May of 2004 a policy which established a set of guidelines for the handling of non-compliance issues which have been followed to the best of its ability since. Among other things it requires the Compliant Committee to issue at least three non-compliance letters for first time offending owners/members before fines can commence and/or the problem can be turned over to our attorney. This process generally takes a minimum of 70 days. Our Rules and Regulations also provide for an appeal process, whereby homeowners may discuss the non-compliance issue and possible fines. Once a non-compliance issue has been resolved, it is not considered as a repeat type offense after a year has passed and all records of the issue are to be expunged within 18 months of its resolution.

Motion to accept report as written. Passed.

Capital Improvement Committee:

- 1: Nothing new to report.
- 2: Let us know of any other suggestions for Capital Improvements.

Legal and Insurance Report:

Still no settlement with the Lowery's regarding legal fees. The Insurance company reports that there has been no response from the Lowery's regarding their settlement offer to the Lowery's. Group of Homeowners interested in calling a special meeting to amend the bylaws and replace board members turned in a group of signed requests from homeowners for such a meeting.

Rental Home / Change of Address Committee

Changes of Address and Rentals

Reminder – When HOA correspondence needs to be delivered to an address other than the HOA street address, your HOA needs to be notified in writing of the correct address to send the correspondence. This applies to absentee homeowners who are renting or leasing their homes, homes that are vacant, and homeowners who choose to receive their correspondence at a PO Box or alternate address. In addition homeowners who are renting or leasing are required to comply the provisions of the Leasing/Rental of Homes/Tenants Rules and Regulations.

Old Business:

Garage sale this coming weekend-notices have been placed on Craig's List and the HOA website. Recycling/Dumpster service event has been pushed out till perhaps the end of the Summer. Suggestion made by homeowner to bring in a shredder as well.

New Business:

Creation of a HO email list is being explored.

Welcoming Committee – If you are new to the neighborhood and would like an HOA information packet, call the HOA phone number at 425-738-8611 and leave a voice message or send an email request to HYPERLINK "mailto:info@crcwhoa.org" info@crcwhoa.org.

Special Topics: Visit our Website and contact the HOA via Email at:
Web – HYPERLINK "http://www.crcwhoa.org/" www.crcwhoa.org
Email – HYPERLINK "mailto:info@crcwhoa.org" info@crcwhoa.org

A motion was made to adjourn the meeting at 8:45 pm.

Next Board Meetings:

May 18th

June 15th

July 20th

Meetings are usually held at **7:00 pm.** at the Sheriff's Office, Albertson's Shopping Center. All Homeowners are welcome to attend.

Candlewood Ridge / Carriage Wood Announcements & Reminders

***ACC Requests** - The HOA CC&Rs and Rules and Regulations documents clearly state that exterior projects such as roofs, painting, fencing, decks and patios require the submission and approval of an ACC request before commencing the project. The ACC has up to 30 days to respond to an ACC request but tries to respond much sooner. It is recommended that if a response to an ACC request has not been received within two weeks, the homeowner contact the ACC Chairperson via email at HYPERLINK "mailto:architecture@crcwhoa.org" architecture@crcwhoa.org or by leaving a voice message at 425-227-4227. ACC request forms can be found in the Fairwood Flyer or on the HOA website at HYPERLINK "http://www.crcwhoa.org/" www.crcwhoa.org. *Please do not contact the ACC Chairperson via a home phone number.*

***Carriage Wood and Candlewood Ridge Parks** – A policy has been established to maximum safety, minimize liability and maintenance costs, while allowing homeowners of the association to enjoy our parks. Rules to accomplish this include:

Park hours: 9:00 am until dusk

No smoking, alcohol, drugs, loud music, golf, motorized vehicles or fireworks are allowed

Animals must be leashed and owners are responsible for cleaning up after their animals

Please report suspicious activity in the parks by calling 911. Reference case number 09-179682 when calling.

***HOA Website** - Visit the CR/CW HOA website at **HYPERLINK**
"http://www.crcwhoa.org/"www.crcwhoa.org to read messages on our Bulletin Board, monthly meeting Minutes, Rules and Regulations documents and much more!

***Trash and Recycle Receptacles** – A friendly reminder to homeowners that Garbage Cans, Recycle and Yard Waste Receptacles are to be properly stored behind a fence or inside the garage where they are not visible from the street.

***Webmaster:** Our last webmaster has moved from our neighborhood, therefore we are in need of someone take over this function. The person should be familiar with maintaining Google websites and email accounts. Please contact us if you are interested in this volunteer position.