

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
October 19, 2010

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

Board Members Present: Curt Whitaker, Valerie Frazier, George McGill, John Utz, John Newcome

Others Present: 18 Homeowners, Elmira Utz – Recording Secretary, and Karl Rufenger of Fire District 40.

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

Fire Department Report: Karl Rufenger of the Renton Fire Department reported there were two major accidents in our area in the past month, one on 140th and one on 208th, and reminds us all to be careful in changing weather conditions. October is Fire Prevention Month-safety on Halloween is also to be kept in mind. A new aid car is on order for Station 17 and should be here by the New Year. For questions about the annexation question please contact Marty Wine at 425-430-6526

Police Report: Not present

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

Homeowner Concerns:

HO reports that at 3-5 am his home has been broken into and that his area seems to be getting targeted at this time. He requests that the police patrols come to his area during this time. The chair will pass the information on to the officer who is doing our extra patrols.

HO questioned how often extra patrols come by. Chair answered that the patrols are randomized so they cannot be staked out by would be criminals. There are specifically increased patrols requested during holidays. Annexation may possibly change the private patrols but how is not currently clear.

Committee Reports:

Treasurer's Report:

End of September 2010 Financial Statement Summary Facts:

- No significant changes from the last reporting period. With the exception of legal fees all expenses are below or near the amount budgeted.
 - Currently we have 4 cases that our attorney is actively pursuing.
 - 94% of budgeted income has been received. Fourth quarter dues statements have been submitted.
2. The Financial review for 2009 has been completed by an independent CPA. The Association's finances are in good shape. A full audit of the Association's 2010

- finances is scheduled to be completed in January of 2011.
3. Twenty hours of random sheriff's patrols were provided to the community during the month of September.

ACC Report:

Nine ACC requests were submitted since the last meeting. Three were for paint, one for a deck, one for landscaping, two for roofs, and two for windows.

1. Reminder - Our CC&Rs and Rules and Regulations 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.
2. 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:

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.

1. 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.
1. We had Soos Creek Water and Sewer turn off the water at CR entrance and parks, and Canber has blown out the lines for winter.
2. We had someone dump 2 sofas near the CR Park and had to pay to have them taken to the dump. We have had other items left in our Parks before - Please if you observe someone dumping or putting large items in our garbage cans – write down their license number and report it to a Board member.
3. Please keep a watch for suspicious Activity and call 911 – we have a new case number to report any after hour or unruly activity in the Parks #09-179682.

HO reported that trees are coming down and hitting car tops along 159th in Candlewood Ridge. CAM chair shared that a quote for cutting the trees was secured last year and that because of cost the work was held off. This year the issue will be revisited.

HO suggested that if you feel uncomfortable writing down a dumpers license plate you could always snap a picture or video with a cell phone.

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:

There are currently 14 open active complaints

1. 6 are in the fines stage
 2. 7 have received their 1st non-compliance letters
 3. 1 has received their last certified non-compliance letter
 4. 2 new complaints that need to be verified
 5. Two of our active complaints have been turned over to our attorney.
2. Four non-compliance issues were closed since the last meeting.
 3. Reminder: **Typically we do not investigate and submit non-compliance letters in response to anonymous complaints. We expect complaints to be signed, and an address and phone # to be provided so additional information, if needed, can be requested.**

Capital Improvement Committee:

Please contact the board if you have any ideas for Capital Improvements.

Legal and Insurance Report:

Settlement check to make the HOA whole for its legal fees associated with the Lowery lawsuit is in the mail according to the HOA insurance company. This payment is from the insurance company and is not necessarily a reference of the status of the Lowery's settlement with the HOA insurance company.

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:

Clarification by the chairman regarding statement made in Mr. Ludwig's letter. Legal advice given to the HOA board in regards to the agenda and special meeting was shared with Mr. Ludwig. If anyone disagrees with the contents of the HOA letter there will be opportunity to question the HOA attorney directly at the special meeting.

HO question regarding the date selection of November 2nd. Some Home owners registered a complaint that the date is inconvenient because it is election day. The chairman explained that any date selection may prove inconvenient for any number of homeowners and that a date was chosen because it was as soon as possible, which was requested by the homeowners seeking the meeting, and because it was available.

Allen Ludwig gave 188 proxies to the chairman.

New Business:

Patrols for the 160th entrance to be requested

Special meeting notice to be on web as soon as possible, though already sent out in written form to all home owners.

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 info@crcwhoa.org.

One welcome packet was delivered since last meeting.

Special Topics: Visit our Website and contact the HOA via Email at:

Web – www.crcwhoa.org

Email – info@crcwhoa.org

A motion was made to adjourn the meeting at 8:15 pm.

Next Board Meetings:

- Nov 16th
- December 21st
- January 18th

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

All Homeowners are welcome to attend.

1. **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 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 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 www.crewhoa.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.