

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**February 19th, 2013**

The following is a summary of the meeting minutes.

**Board Members Present:** Valerie Frazier, George McGill, Catherine George, John Utz, Alicia Follette and Don Nelson

**Others Present:** A representative from the Fire Department and 4 home owners.

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

**Fire Department Report:** February is heart month and the Fire Department will be at local grocery stores through the end of the month for blood pressure checks.

There was one garage fire during last month. The Fire Station remodel is on track to finish in April. They will have an open house when it is done. The Board will ask for a Fire Truck at the Easter Egg hunt.

**Police Report:**

- Last month in Fairwood we had 181 calls for service that generated a case report. 6 of them were in the CR/CW HOA area. One burglary, 13-034105, one vehicle theft, 13-019573, and one each suspicious activity, found property, abandoned vehicle and runaway report.
- Vehicle contacts: 14
- Parking contacts: 10
- Contacts in park: 0 but a whole car load in front of the park. Juveniles probably up to no good.

A more complete list of the police blotter can be found at the Fairwood Community news website: <http://www.fairwoodcommunitynews.com/index.html>

**Approval of Last Month's Minutes:** A motion was made to approve the January meeting minutes. It was passed. A motion was made to approve the January annual meeting minutes. It was also passed.

**Homeowner Concerns:**

It was noticed and appreciated that Maria Dugdale is taking over the Welcome Committee. Some of the contents are being updated to make them friendlier.

A home owner was concerned about a trap in a neighbor's front yard. He was worried that a child or pet might be hurt. He was also upset that the neighbor hired a contractor who was told to trespass on his property and cut branches off one of his trees. It was noted that, while it may be legal to cut tree branches that extend over the property line, you cannot a) go onto the

neighbor's property without his permission to do the cutting, b) cut beyond the property line or c) damage the tree. It is much better to come to an agreement with the tree's owner before cutting, if that is possible.

Another home owner mentioned a problem with a neighbor's tree branches resting on her house's roof and damaging the roof. She was advised to try to talk to the neighbor or send or post a note.

### **Committee Reports:**

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

We discussed the current list of people authorized to sign checks and decided that Valerie should be added to the list while Curt should be removed as he is no longer on the Board.

#### **ACC Report:**

ACC requests slowed down with:

- 1 garage door replacement
- 2 roof replacements
- 1 tree removal

#### **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.
- We continue to have branches and trees fall onto the paths at CR Park. Please contact me at [commonareas@crwhoa.org](mailto:commonareas@crwhoa.org) or call 425-738-8611 #80 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 Parks.
- I intend on getting an estimate from Camber for installing bark on all entrances and common areas this year.
- There is a new cover on the meter at the CR entrance as the old one was broken.
- 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. We have decreased the number of hours of patrol for the winter, so we will be able to increase in the Spring and Summer.
- In regards to the cul de sac island maintenance committee – please contact me if you would like to be on the committee or offer input.
- 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.

### **Complaints Negotiations Report:**

Reminder to all homeowners: All complaints must be signed and mailed in. They cannot be accepted via e-mail. If you get a letter, please contact the committee with your plans or issues. (For example, if you cannot do some work until an ACC form has been approved.)

Alicia mentioned that she is having trouble getting into the Complaints e-mail box. She is working on the issue.

### **Capital Improvement Committee:**

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

### **Legal and Insurance Report:**

Cromwell will be asked to attend the March 19<sup>th</sup> meeting (free of charge).

### **Nominating Committee**

John Utz is chair, Catherine George is a member. There is one open Board position after George McGill volunteered to serve another 3 year term. It was moved, seconded and passed to appoint George to one of the open positions left from the annual meeting. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

### **Old Business:**

The cul-de-sac committee has met and looked at the 18 planters (AKA islands) in the CR area and has prioritized the work that needs to be done. George will ask Camber for bids on cleaning up the 3 worst ones and will get bids for repairing/replacing the curbs. Most of the 18 have sewer vaults and some have water and/or gas. One of the planters with gas may have a problem with the tree roots interfering with the gas line. It was noted that there should be no on street parking in the cul-de-sacs with planters as there is not enough room for cars to park and trucks (delivery and garbage for example) to maneuver around the parked cars so the trucks are damaging the planter curbs to avoid the cars. In addition, it was noted that some of the planters have mail boxes and some of those look terrible.

### **New Business:**

The need for helpers for the Easter Egg Hunt was mentioned and two Board members volunteered to help Valerie stuff the eggs.

The need for two (or three) new sandwich boards was noted and a quote will be requested. Valerie will also make a few copies of the HOA maps for Board members who do not have one.

The Board members decided on what roles each will take in 2013:

Roles for the 2013 HOA Board Members

Valerie Frazier	ACC/President
John Utz	Nominating Committee Chair/Vice President
Alicia Follette	Complaints
George McGill	Common Areas Chair/Cul-de-sac Chair
Don Nelson	Legal and Insurance/Treasurer
Catherine George	Reporting Secretary

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

Web – [www.crcwhoa.org](http://www.crcwhoa.org)

Email – [president@crcwhoa.org](mailto:president@crcwhoa.org)

A motion was made to adjourn the meeting at 8:10 pm.

**Next Board Meetings:**

- March 19<sup>th</sup>, 2013
- April 16<sup>th</sup>, 2013
- May 21<sup>st</sup>, 2013
- June 18<sup>th</sup>, 2013
- July 16<sup>th</sup>, 2013

**Annual Meeting:**

- January 28<sup>nd</sup>, 2014 7:00 at Fairwood Community United Methodist Church

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

All Homeowners are welcome to attend.