

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

The following is a summary of the meeting minutes.

Board Members Present: Valerie Frazier, George McGill, Catherine George and Alicia Follette

Others Present: 2 home owners/neighbors.

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

Fire Department Report: No report.

Police Report:

- Last month in Fairwood we had 151 calls for service that generated a case report. 2 of them were in the CR/CW HOA area. Both of them were fraud related to bank accounts.
- Vehicle contacts: 11
- Parking contacts: 8
- Contacts in park: 0

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 February meeting minutes. It was passed.

Homeowner Concerns:

It was noticed and appreciated that Lifepoint Church will be helping with the Easter Egg Event. A total of 8 to 10 people will be needed to help with the event, arriving at 10:00am at the CW Park to help set up. They will get the tent set up (in case of rain) and set up tables for the food and hide the eggs. The hunt will start at promptly at noon (bring your own basket). A face painter is expected as well as a fire truck.

In addition the church has suggested that they would like to help with some other projects around the neighborhood. One idea was a park clean-up day, possibly Sunday April 28th. Another project might be to give one-time yard clean-up assistance to elderly homeowners who get behind due to physical problems. The board is getting e-mail addresses in response to the letter that was sent out. An e-mail will be sent out to those home owners who have given the board their e-mail addresses with more information when it is available. We started with 90 addresses prior to the request letter and at last count we had 130. If people want to add their e-mail, please send it to the bookkeeper at bookkeeper@crcwhoa.org.

Committee Reports:

Treasurer's Report:

The budget was sent out to board members before the meeting but the treasurer was not at the meeting this month.

ACC Report:

ACC requests slowed down with:

1 garage door replacement

1 paint

1 retaining wall

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@crcwhoa.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.
- Received estimate from Canber for installing bark on all entrances and common areas this year. \$4051.50 total including tax.
- We had 3 signs and a garbage can, and a Mutt Mitt container spray painted in CR at the Park. I have removed them and will try to clean, but they will probably have to be replaced. They also hit a speed limit sign and a stop sign – Sam contacted K.C. Roads and they will replace those.
- 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.
- 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.

1 new complaint

2 closed complaints

Capital Improvement Committee:

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

Legal and Insurance Report:

No report

Nominating Committee

John Utz is chair, Catherine George is a member. There is one open Board position. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

Cul de Sac Committee:

We have mapped out and inspected all 18 of the planters in CR and have rated them from #1 (needing work now) to #5 (in good shape) we have also marked what is in each as regard to Sewer vault, Mailbox stand, Basketball poles, water and or sewer caps or boxes. I asked CRW&S to inspect 3 and they reported back to me. One planter has a large tree causing the sewer vault to partially raise – they think if we cut that down (Our responsibility) that the roots will probably stop growing and will not cause further damage. If the trunk and roots need to be removed they will pay for it however they will not be responsible for any damage to curbing or pavement. I am going to get a quote from Canber to do that. In one planter there is a cap that is raised quite a bit from a tree root – it turns out that this is a King County Monument and not a sewer or water pipe.

Our first planter/island that needs the most work is at SE 178th St. this is the very smallest of all the planters and the curbing in the back half is all broken up from the garbage and other trucks hitting the curbs as they try to drive around. We have quotes for removing the entire planter and paving – this would be at least \$5035 tax included. There would also be the added cost of removing and relocating the Mailbox stand. We also have a quote for replacing the curbing the same as it is now - \$800 plus tax. The last quote I asked for was to cut back the island in the back part by about 3 feet and pave that area and to install a rolled curb similar to what we have at the sidewalks now. This involves us having to also clean out all the weeds and dirt down about 5 inches for the paving. All total this would come to \$4120 tax included. This is what the committee is recommending. This also includes Canber cleaning the entire planter of weeds and bushes and putting down 2 inches of bark. This will give us some idea of what we can do in the other planters.

At this time we also want to make it clear to all Homeowners in these cul de sacs that the HOA is going to take over the maintenance of these planters. This means anything that the Board feels should not be there (examples: Basketball Poles, Mailbox stands that are in bad shape, tall trees with roots causing problems, overgrown weeds and bushes) will be taken care of or removed, some at a cost to the HO's (example: Mailbox stands) If any Homeowners want to maintain their planters themselves you need to contact the Board and we will meet with you. Another thing we noticed is that some people park their cars at the back end of these planter/islands – if there is a car there on garbage day it is almost impossible for the truck to get around without going up onto the curbing. This goes for any day – if there is a car parked at the back of the island and a UPS truck or Delivery truck tries to drive around they will drive up on the curbing or island and cause damage – please stop parking there.

Old Business:

None

New Business:

Catherine will get help from Stephen Collins of Lifepoint Church to set up a CRCW Facebook page to improve communications.

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

Email – president@crcwhoa.org

A motion was made to adjourn the meeting at 7:46 pm.

Next Board Meetings:

- April 16th, 2013
- May 21st, 2013
- June 18th, 2013
- July 16th, 2013

Annual Meeting:

- January 28nd, 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.