

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
April 16th, 2013

The following is a summary of the meeting minutes.

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

Others Present: HOA attorney, Amy Meharry.

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

Fire Department Report: Greg Hartman from the Fire Dept was present to give us summer tips on charcoal grill safety and outdoor burning regulations.

Police Report:

Last month we had 149 calls for service in Fairwood that required a case report. Only 3 were in your area. One mail theft, one medical issue and one stolen vehicle recovery. Not bad! I expect with the warmer weather coming we will get more of the nuisance calls associated with kids being out and about.

Traffic contacts: 11

Parking contacts: 15

Parks contacts: 0. I contacted a carload parked on the street and reminded them the park was closed if that was their destination. I also made them pick up some McDonalds garbage that they had dropped.

A 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: There were no minutes available to approve from last month. That will be done next month.

Homeowner Concerns:

None

Committee Reports:

Treasurer's Report:

He is working on a new wording for the lien filing procedures after one quarter delinquent on dues and foreclosure notice.

ACC Report:

One window replacement form received. Please remember to submit an ACC request form – do not call for approval unless a form has been submitted.

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 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.
- Canber installed bark at all Common Areas.
- I asked Canber for a quote for cleaning up each cul de sac planter / island – report will be in that committee report. I am mentioning it here as this will now need to be done yearly and as so needs to be included in the maintenance contract.
- 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 will be increasing hours now that Spring is here.
- 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:

Alicia would like for there to be a 30 day grace period for minor complaints. We will further discuss at next month meeting after reviewing the current complaints that are being worked.

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:

The board approved the removal of a tree in an island that Soos Creek says needs to be removed and also approved Canber to clean out and trim all islands at this time. The HOA Board approved the work on the planter / island on SE 178 st in CR (#1 on our map)

I ordered the work done from Canber and Superior asphalt – Canber did their work on Thurs of last week, 4/11/13. They removed all weeds and brush and broken curbing and all the dirt from the back 3 feet that we are having cut away. When the curbing and asphalt is done they will put down Bark. Superior asphalt plans on doing the work in the next 2 weeks weather permitting. I have notified the Homeowners in the cul de sac and asked them not to park on the sidewalk portion of the cul de sac around the planter/island for at least 12 days after the asphalt is paved and to not park there in the future on Garbage day and the night before.

I asked Canber to work up a quote for going through all 18 planter/ islands and cleaning them up in regards to weeding and brush pruning and tree thinning and the removal of a couple trees and an old Basket Ball pole. I received the quote and Bryan also gave me a quote on what it would add to our yearly maintenance contract. Note in #6 we need to remove this tree as per Soos Creek W&S, and in #3 this tree is too close to the edge and breaking up the curbing.

Old Business:

None

New Business:

We now have a Facebook page for E way to share information for homeowners. The Easter Egg Hunt pictures are on it.

The Easter Egg Hunt was a big success thanks to all the volunteers. We will next be working on a summer event for families.

The Garage Sale will be May 17 and 18th.

We have approximately 200 email addresses on our email list and encourage homeowners to give us their information in order to receive information.

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/Web Master

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

Web – www.crcwhoa.org

Email – president@crcwhoa.org

We adjourned the meeting at 7:45 and went into Executive Session.

We came out of Executive Session and a motion was made and seconded to move forward with further legal action for collection of longstanding account.

The meeting was adjourned at 9:00 pm

Next Board Meetings:

- 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.