

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
May 21st, 2013

The following is a summary of the meeting minutes.

Board Members Present: Valerie Frazier, George McGill, Catherine George and Don Nelson
Others Present: A representative from the Fire Department and one home owner.

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

Fire Department Report: May is the start of prom and graduation seasons. The Fire Department is warning that this is the time of the year when car crashes kill more teens than any other time of the year. Some facts:

- Three out of every 10 high school students reported riding in a vehicle with a driver who had been drinking.
- Three out of four teens say their parents are the main influence on whether or not they drink.
- Each year teens lose their lives to injuries associated with alcohol and motor vehicle crashes. Alcohol-related injuries claim the lives of more than 5,000 teens every year.
- 49% of teens reported that they have IM/texted while driving.
- Remind teens to silence their cell phones because talking on a cell phone drastically reduces a person's reaction time.
- Inexperienced drivers are twice as likely to crash at night (9 p.m. to 6 a.m.).
- Speeding accounts for 44% of fatalities among 15 to 20 year-olds.

There were no calls in our HOA area. There was one kitchen fire, one structure fire and one garage fire during last month. There was one stabbing victim that was transported to Harborview. The Fire Station remodel is on track to finish in May with the move in date expected to be June 1st. They will have an open house on June 22nd.

Police Report:

- Last month in Fairwood we had 188 calls for service that generated a case report. 3 of them were in the CR/CW HOA area. There was one vandalism to a car (broken window), one domestic violence assault and one person who was the victim of bank account fraud.
- Vehicle contacts: 11
- Parking contacts: 14
- Contacts in park: 0 but a car by the park was tagged and the owner was notified.

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 March and April meeting minutes. It was passed.

Homeowner Concerns:

George read a letter from a home owner who was concerned about vandalism and the fact that the Securitas patrols are no longer coming into the CR area. It was noted that this was due to the fact that the HOA that had the contract with Securitas decided to stop allowing the patrols of our park. We still have the signs up that say that Securitas is patrolling the park area but we will have to take them down. We will look into doing something else for security when we develop the budget for 2014. The issue of teenager drinking in the parks was also brought up.

We discussed doing a park cleanup. It has been scheduled for June 22nd (the Saturday after Father's Day). Valerie will send out an e-mail blast about this to those home owners that have given us their e-mail address. (If you want to give us your e-mail address, please send it to the bookkeeper (secretary@crcwhoa.org)).

Committee Reports:

Treasurer's Report:

It was moved to approve the changes to the delinquent account process for houses in foreclosure. The motion was passed. The 2014 budget will reflect having Canber do quarterly maintenance on the cul-de-sac islands.

ACC Report:

We discussed making a standard for mail box replacement, using locking mail boxes in groups of 8, 12 or 16. The installed cost will be about \$100 - \$150 per homeowner.

ACC requests slowed down with:

- 1 mail box replacement
- 1 front porch and railing replacement
- 3 paints
- 1 front door replacement
- 1 roof replacement
- 2 fence replacements

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.

- I was contacted by a Homeowner whose house backs up to CW Park about 2 large branches that had broken in our last storm. I called Canber and they removed them at no charge to us.
- I received an e mail from a Homeowner in CR about vandalism and why we no longer are using Securitas. She cannot make this month's meeting but asked me to read her letter.
- 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:

No report this month

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.)

Capital Improvement Committee:

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

Legal and Insurance Report:

6 liens have been satisfied. However, there are 19 accounts that are 2 quarters delinquent which may result in new liens.

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. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

Old Business:

As approved by the HOA Board, we had the work done on Island/planter #1. Canber removed the broken curbing and about 3 feet of dirt from the rear part of the island/planter. The Asphalt co. then poured the cement curbing and then 4 days later installed the asphalt. When that was done I called Canber and they finished by putting down the bark. It turned out very nice and with 3 extra feet in the back of the island and rolled curbing the large trucks should be able to make it around easier and with no damage to the Island /Planter.

Also as approved by the HOA Board I gave Canber the OK to do all the maintenance work on the remaining 17 Islands/planters. They think they will be able to get started in about 1 week and should have them all done in 7 to 10 days from then. Also included was removal of 1 large tree that is too close to the sewer vault in the island/planter.

The Board talked about the new Facebook account for the HOA. It was decided that all Board members will be made administrators on the account.

New Business:

The need for helpers for the Summer Event was mentioned.

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

A motion was made to adjourn the meeting at 8:03 pm.

Next Board Meetings:

- June 18th, 2013
- July 16th, 2013
- August 20th, 2013
- September 17th, 2013
- October 15th, 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.