

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
August 20th, 2013

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

Board Members Present: George McGill, Catherine George and John Utz

Others Present: Three home owners.

This monthly meeting was called to order at 7:00 pm at the King County Sheriff's Office – Fairwood Storefront. There were not enough board member for a quorum.

Fire Department Report: No report this month.

Police Report:

Last month in the greater Fairwood area we had 176 calls for service that generated a case report. Only 4 were in the CRCW area. One burglary to an open garage, a family disturbance, an assault and vandalism to the park with graffiti. On the last one we took pictures and notified roads about some paint on the roadway. The person who called 911 was anonymous and there was no suspect information.

Traffic contacts: 10

Parking contacts: 8 (plus one abandoned vehicle report)

Park contacts: 10:

- 6 were in a group right at sun down, they left the area on foot.
- 4 were in a vehicle in front of the park well after dark. They decided to leave after I talked to them.

A complete list of the police blotter can be found at the Fairwood Community news website:

<http://www.fairwoodcommunitynews.com/index.html>

Homeowner Concerns:

Three homeowners were present, one representing two houses, the other two representing a third house. All of them were concerned about the mailer that was sent out this month. (The mailing was an educational piece and reminder for all homeowners about the standards and included an ACC form.) The first home owner wanted to ask about what to do with improvements that had recently made without an ACC form. The answer was to turn the form in now and note that the work had already been done. Also two new forms were turned in for work to be done and George said that he would give them to the ACC chair. The second home owner wanted to talk about the rules about trees that encroached on a) a neighbor's property, b) the sidewalk and c) enveloped a light pole. Since the ACC chair was not there this was tabled for the time being.

(If you want to give us your e-mail address, please send it to the bookkeeper (secretary@crwhoa.org)).

Committee Reports:

Treasurer's Report:

No changes this month

ACC Report:

No report this month

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.
- We continue to have more tagging at CR Park. Please keep an eye open and report anything suspicious. 3 Weeks ago they tagged the street right in front of the CR center Park. I scrubbed it the best I could with Paint Thinner and was going to take my pressure washer down at the weekend and try that, but before I could someone covered it all with black paint. I have not had that person come forward but would like to thank them very much.
- 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.
- I received a request for use of CW Park for a Cub Scout activity for Tues Aug.20th from 6 to 8 PM. I gave approval as several are in our HOA and the Leader has assured me they will leave "no trace of their event" - his quote.
- It was reported to me that the big slide at CW Park has been vandalized - there is a hole in the slide, it appears caused from a large rock being thrown onto the slide repeatedly. I have contacted Site Line and they are coming out to inspect and price replacement options.
- I had Canber turn on the sprinklers at both Parks and CR Entrance around 7/15/13. They are set for 25 min's on Mon., Weds, Fri., and Sun. in the early morning hours.
- We were informed by Soos Creek W&S that starting this year we need to have a backflow test done on all three of our meters every year now (it used to be every 3 years) because of the age of our pipes. This year it costs \$75.00 + Tax per meter, we also get charged for SCW&S to turn our water on (actually unlock and turn on) each year, as well as the actual cost of the water.
- We were contacted by a HO whose house borders the Pipeline Greenbelt (in CR). It seems that several trees and branches have caused some damage and he is worried about one tree that is on/near the property line. I intend on meeting with him and then contacting the City of Seattle as this is not our property (I think, as this is what I was told)

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.) Please, only one complaint per form. Do not list multiple houses on the same form.

Capital Improvement Committee:

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

Legal and Insurance Report:

No report this month

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:

The Summer Event is cancelled due to lack of enthusiasm from homeowners and volunteers.

New Business:

No new business this month.

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.crewhoa.org

Email – president@crcwhoa.org

A motion was made to adjourn the meeting at 7:45 pm.

Next Board Meetings:

- September 17th, 2013
- October 15th, 2013

- November 19th, 2013
- December 17th, 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.