

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
October 15th, 2013

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

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

Others Present: None

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 this month.

Police Report:

Last month in the greater Fairwood Area there were 145 calls for service that generated a case report. Five of them were in our HOA area. Two were burglaries to residences. It appears these were both crimes of opportunity, the owners having left the garage doors open. The losses were minimal. One was a larceny, one was a threats case and one was an illegal discharge of a firearm. No injuries to any people were caused in that incident

Traffic contacts: 10

Parking contacts: 11, also one abandoned vehicle impounded by patrol.

After hours parks contacts: 2

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: Motions were made to approve the August and September meeting minutes. They passed.

Homeowner Concerns:

George has had HO's in 2 of our cul de sacs contact him about broken curbing in their Island/Planters. The damage is being caused by the large Waste Mgt. Trucks as they try to maneuver around the Island. Both of these Islands were on our list to be replaced/repared ASAP (like we did on Island #1 back in May 2013). In Island #15 (153 ct SE) a HO witnessed a Waste Mgt. truck drive up onto the Island breaking up more of the curbing, took photos and contacted a Manager at Waste Mgt. They came out to verify and have had their Ins. Co. contact us. I am in the process of getting the repair quote and getting it to them. Hopefully we will get some money so we can repair this Island. Please note – if you witness a problem like this, pictures are very helpful in getting insurance money to repair the damage so that the HOA doesn't have to bear the entire cost. The Board thanks the homeowner in this case.

The other Island is # 11 (SE 178th) which was also on our list for curbing repair. The curbing Co. mentioned that they could possibly give us a discount if we have more than one done at the same time.

Committee Reports:

Treasurer's Report:

2014 budget will be reviewed at the November meeting for final approval.

ACC Report:

ACC requests were:

- 1 landscape
- 2 paints
- 1 chimney

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.
- George found out that a parcel of land at the corner of SE 179th and 159 Ave SE was declared permanent open area by King County back in 1977 (This is the same designation that our Park has) The question came up when a HO contacted me about a few trees he thought were in danger of falling. He has received a quote for removal of these trees.
- 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 dropping hours probably next month so we can have more in Spring and Summer.
- The large slide in CW Park is damaged and needs to be replaced. It turns out that this slide is no longer made and another type will need to be retrofitted. We have found out and have ordered a new slide at a cost of \$2927 including installation.
- 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:

We talked about the status of existing complaints.

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:

None

Nominating Committee

John Utz is chair, Catherine George is a member. There is one old open Board position after George McGill volunteered to serve another 3 year term. There will be three Board positions up for reelection in 2014. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

Old Business:

No old business this month.

New Business:

The Web site needs maintenance as people are not able to download forms. This may be related to an upgrade that Google made. We are investigating changing to a new web product. We have about 40 people who have accessed our Facebook page as of 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.crcwhoa.org

Email – president@crcwhoa.org

If you would like to give us your email address in order to be added to our email announcements please send your info to bookkeeper@crcwhoa.org.

Please visit us on Facebook also.

A motion was made to adjourn the meeting at 8:21 pm.

Next Board Meetings:

- 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.