

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
November 19th, 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 and George McGill

Others Present: Four homeowners

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 146 calls for service that generated a case report. Seven of them were in our HOA area. One was a burglary to an open garage. One was a fraud, one medical, one suspicious roofer and three were vandalism (graffiti).

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: A motion was made to approve the October meeting minutes. It passed.

Homeowner Concerns:

A homeowner expressed concerns about the postcards that were sent out to alert homeowners of issues with their property. She felt that the concerns expressed might be inconsistent as her neighbors told her that they had not received any but she felt that their properties were at least as bad as hers with regard to grass in and debris on the sidewalk. We talked about verification of issues and their correction. It was also noted that the postcard results are not put in any "homeowner's file". It was noted that the postcard effort will be repeated.

There was a mention of cars speeding in CW between the middle and western entrances. A possible speed bump was discussed.

Committee Reports:

Treasurer's Report:

2014 budget received final approval.

ACC Report:

1 window

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 (George) 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 had Soos Creek W & S turn off and lock our 3 water meters for the Winter and Canber has winterized them.
- We had several trees cut down on the parcel of land at 159th Ave SE and SE 179th St. that were in danger of falling on a HO'S property. A HO contacted us that several branches and 1 of the trees was leaning on the guide wire for one of the power poles – I had Canber remove them.
- 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 dropped patrol hrs to 12 hrs per month for the Winter.
- We have had more tagging in CR- this time on 3 HO's fences and 2 on the street surface. This is the same tagging that has been on our Park signs and benches and Mutt Mitts. Please keep an eye out for groups of teens wandering around the Park and out on the streets late at night. Please note that since this tagging is on private property it is not the HOA's responsibility to remove or cover up but the Homeowners.
- Our Contract for Landscaping is up this Jan 1st. I have met with our current Landscape Service, Canber and another new Company that contacted me. I have asked for their bids by Dec.5th.
- 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.

Cul-de-Sac Committee

I have had HO's in 2 of our Cul De Sacs contact me 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.

I received the estimate for repairing the broken curbing in Island #15 and sent it into the Insurance Co. We received a check for the entire amount to replace the original curbing- \$1200. We are not going to replace it as original but do like we did earlier this year on Island #1 – remove several feet of the island and curbing and put in rolling curbing. I asked for and received a quote to do this Island and Island #11 (SE178th) at the same time as we will receive a 10% discount. We intend on having this work done in early 2014.

Complaints Negotiations Report:

We talked about problems we are having with the voice mail associated with our HOA. It is difficult to hear and reply to them as well as the fact that there may be a delay for hours or days from the time the message is recorded to the time it can be retrieved.

It was noted that the post card process is resulting in property improvements and is allowing board members to meet homeowners in a non-confronting environment.

It was brought up that the tagging that was done to the homeowners' fences must be cleaned up by the homeowners in a timely fashion to remove the temptation to re-tag.

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:

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.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 8:38 pm.

Next Board Meetings:

- December 17th, 2013
- January 21st, 2014

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.