

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
March 18th, 2014

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, John Utz, Don Nelson and George McGill

Others Present: One homeowner plus representatives from the Fire and Police Departments.

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

Fire Department Report: There was a discussion of efforts this month to prevent falls within the home. It was noted that King County has a program where a team will come out and review a home and make recommendations to prevent falls.

The fire truck will come to the Easter event on April 19th at the Carriage Wood park at about 12:30 (as it did in 2013).

Police Report:

Last month in Fairwood there were 136 calls for service that generated a case report. 6 were in our area. Four were vandalisms, three of which were broken car windows and or taillights. The police did arrest 4 local kids for doing the same thing in the Fairwood Greens, since then the reports of vandalisms have stopped. The other vandalism was slashed tires. There was one drug arrest and one drug warrant arrest. Sam made numerous trips to the residence of the person of interest in the graffiti. He was never able to talk with him, but Sam was not convinced he was not at home when he asked about him. After he mentioned the graffiti to the people at his house he didn't think we have had any more taggings. Probably not a coincidence

Approval of Last Month's Minutes: A motion was made to approve last month's meeting minutes. It passed.

Homeowner Concerns:

One homeowner was present at the meeting. He talked about the need for good house numbers. The police and fire departments representatives agreed that good, visible house numbers were very important.

We then talked about the homeowner's concerns about abandoned, unmaintained and problem properties. It was noted that the Board of the Fairwood Crest HOA had experience with abandoned houses and might have some advice for us. We discussed the postcard effort and its next steps this Spring. We talked about the tagging and its impact on our community, especially when the tagging is not removed immediately. Sam is hopeful that the tagging may have stopped for now. Then there was the topic of how to act when there is a hoarder in the HOA – what we can and can't do as a HOA. If there is garbage in the driveway or front yard, the neighbors need to write a complaint as the Board cannot act without a written complaint. The same is true of any other issues. The Police and Fire Department representatives agreed that

hoarder's houses were a problem when they get a call and they may not be able to fight a fire within a house that is too full due to the danger to the firefighters.

The homeowner talked about his mail having been stolen and was advised to look into a locking mail box cluster. The HOA has a standard for locking mail boxes clusters.

New web site:

Catherine was having problems updating the new web site. John will review the issues and Catherine may spend an hour with the web developer to learn how to upload documents and link them into the web site. We should work out what the issues are and have a plan of attacking them by April 1st.

Committee Reports:

Treasurer's Report:

The budget was quickly reviewed for changes that might be needed.

ACC Report:

ACC requests were:

- 1 garage door
- 1 fence replacement
- 1 house paint

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.
- 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.
- Canber applied weed and feed and moss control at all Common Areas.
- I noticed at CR Park what appears to be rain water running from a broken pipe from a street drain. I have contacted King County street water runoff Dept. and they are sending someone out to investigate.
- We intend on starting the modification/repair of our 2 Islands in the next month or 2. First step is the clearing of dirt and any plants in the section we are removing. I am meeting with Canber to let him know what we want done and when it can be done so we can arrange to new curbing and asphalt.
- 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

No report this month. See mention in CAM report above.

Complaints Negotiations Report:

No report this month.

Capital Improvement Committee:

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

Legal and Insurance Report:

We brought up the question of what should we do if we get legal permission to fix up a property that is in dire need of work. We talked about having Canber clean up the front yard, remove moss from the driveway, repair the fence on one side, drain the pool, remove the broken gutter and board up the broken window. We have not yet decided on whether we should cover the pool. We are concerned about someone falling in it but we cannot do anything that would damage the pool more than it is already damaged. And we do not want to have to go back in and spend yet more money even though the cost will be passed on to the homeowner.

Nominating Committee

John Utz is chair, Catherine George is a member. There is one old open Board position. There will be two Board positions up for reelection in 2015. If you are interested in serving on the Board, please contact a Board member or attend a monthly meeting.

Old Business:

No old business

New Business:

We need to determine who is responsible for trees that are in homeowner's yard whose roots are damaging the road. George will investigate.

Roles for the 2014 HOA Board Members

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|------------------|-------------------------------------------|
| Valerie Frazier | 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 | ACC/Web Master/Reporting Secretary |

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 9:00pm.

Next Board Meetings:

- April 15th, 2014
- May 20th, 2014
- June 17th, 2014
- July 15th, 2014
- August 19th, 2014
- September 15th, 2014
- October 21st, 2014
- November 18th, 2014
- December 16th, 2014

Annual Meeting:

- January 27th, 2015 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.