

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

June 22, 2004

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

Board Members Present: Joe Pratt, Cathy Nelson, Elizabeth Pardo, John Utz and Jerry Woolett.

Others Present: Carmen Duppenthaler - Recording Secretary and 4 homeowners.

This monthly meeting was called to order at 7:08 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns:

- A homeowner mentioned that he would like to plan a neighborhood movie night at Candlewood Ridge Park for sometime in July. A brief discussion followed.
- A homeowner came to the meeting to mention that she has coordinated a Carriage Wood Kids Park Playtime. It's every Wednesday from 10:00 a.m. – 12:00 p.m. at Carriage Wood Neighborhood Park thru September 1st.

Fire Department Report: A Fire District 40 representative was present to give a brief report. A discussion took place about the approaching 4th of July holiday. He said in unincorporated King County (Fire district 40) on July 4th ONLY, it is permitted to set off legal fireworks during the hours of 9:00 a.m. to 11:00 p.m. It is illegal, however, to set off fireworks on any other day and to call 911 and report if they bother you before or after that date.

Police Report: No report this month.

Approval of Last Month's Minutes: A motion was made to approve the May minutes. It was seconded and passed. It was said the May minutes were submitted to the Flyer for publication prior to the June 1st deadline but were somehow omitted by the Editor. They will be republished in the July Flyer.

Old Business:

- Neighborhood Traffic Safety – A homeowner is currently working with King County to have Pedestrian Crossing signs installed where the pipeline crosses 149th Ave. SE in CW. The signs should help motorists identify that pedestrians and bike riders regularly cross here.
The HOA is making progress on it's efforts to qualify for installation, by King County, of the blue neighborhood speed limit signs which read, "*Please Drive Carefully For Our Children's Sake*". To date they have received pledge forms with a total of 102 homeowner signatures. Upon completion of the process, the signs will be placed near each of our entrances. Contact the HOA for more information.

New Business:

- The Fairwood Annexation/Incorporation Task Force has asked for local Homeowner Associations support. A motion was made to recognize the Fairwood Annexation/Incorporation Task Force as a committee and to support their efforts. The motion was passed by the board.
- A discussion took place concerning Park usage. A homeowner complaint concerning the noise from a Soccer team practice in CW Park was discussed. The board talked about what activities should and possibly should not be allowed to take place in our Parks. It was said that many

homeowners probably didn't know how to reserve or inquire about permission for using the park for events. A discussion followed that a policy may need to be established and published to all homeowners. The President plans to talk to neighboring HOA's to see what policies they have in place, if any.

Legal and Insurance Report: No report this month.

Common Areas Report:

- At the request of the Kent school district bus drivers, Canber was authorized to prune the trees at the CR main entrance and the 151st and 156th CW entrances.
- Estimates have been requested and received from two tree companies to remove and prune the trees in CR Park and CR entrance as recommended by the Arborist in his report. Also, to remove dangerous trees and brush from the eastern side of CW Park reported by homeowners in that area.
- The sprinklers to our parks and the CR entrance were turned on the 10th of June after testing as required by Soos Creek Water & Sewer District.
- The CR entrance island clean up was recently completed.
- The King County watershed area along SE 183rd St. was cleaned up. Trees were pruned, brush was removed and sidewalk was cleaned up. This area is actually King County's responsibility but they aren't maintaining it sufficiently.
- The dead bushes along the white fence at the SW corner of CW Park were removed. The bushes were originally planted to prevent graffiti. They will be replaced as weather permits.

Architectural Report: ACC chairman not present to give a report this month.

Complaints Negotiations Report: The complaint chairperson gave a report. Currently there are 23 new complaints and 10 pending complaints in process. Two other pending complaints have been sent to our attorney. A discussion regarding a roof that was recently installed in CW, that is in question of being non-compliant with our covenants, took place.

Treasurer's Report: The May budget comparison report was presented and discussed. It was said that we are over budget on postage due to the recent mailing of the Rules and Regulation documents to homeowners. Also, there is the possibility of going over budget on legal fees with our new attorney's assistance in rewriting our rules and regulations along with the two complaints recently referred to him. The Fairwood Flyer agreed to credit our June fee after leaving out our May minutes and other submitted documents.

Committee Reports:

Rules & Regulations Subcommittee – A cover letter from the board as well as copies of the proposed Rules and Regulations were mailed out to homeowners for review. After the 35 day review period, 2 responses had been received, both concerning the No Business Use Covenant. At tonight's meeting, the following documents were resolved as follows:

- Aesthetics/Yard and House Maintenance – A review of the document and discussion took place. A motion was made to adopt and approve the Aesthetics Rule as written and published to the homeowners. It was seconded and passed unanimously by the board. Signing of the document took place by the board.
- Guidelines for Enforcement – A review and discussion of the document took place. Two grammar corrections were made. Board approved the document with corrections. Board will sign amended copy at next month's meeting.
- No Business Use Covenant – A review and discussion of the document took place. Homeowner concerns were discussed. A spelling correction was made. Board approved the document and will

sign final copy at next month's meeting.

The Welcoming Committee – Delivered 51 “Welcome To The Neighborhood” packets this month containing an information letter from the HOA along with coupons and advertisements from participating Fairwood businesses. If you are new to the neighborhood and would like information, contact Carmen at (425) 277-4280.

The Candlewood Ridge Park Path Subcommittee – The subcommittee presented a progress report for review. It was said because part of the path runs through King County designated wetlands, they had to determine whether there were any restrictions with repairing the path with asphalt and if permits would be required. After several phone conversations, neither King County nor the Arborists expressed any environmental concerns over the use of asphalt for the path and no permits would be necessary. It was said that asphalt, wood chips and gravel were the materials considered for repairing the path and asphalt is considered the best surface for all kinds of traffic. A board member suggested getting a couple more bids due to the high cost of the asphalt. The committee agreed. The discussion will resume at next month's meeting. The committee would like to complete the work by this fall.

Block Watch Committee - our neighborhood has a block watch program to discourage crime in our area. This effective program has neighbors working together to prevent crime by watching out for each other's homes and property, and by promptly reporting unusual incidents to the police. Volunteers for block watch captains are needed. Please contact the HOA if interested in participating in this committee at (425) 227-4227.

Special Topics: Web and Email address:

Email - crcwhoa@hotmail.com

Web - www.geocities.com/crcwhoa

A motion was made to adjourn the meeting at 9:16 p.m.

Next Board Meetings:

7/20/04 – 7:00 p.m. at the Fairwood United Methodist Church.

8/17/04 – 7:00 p.m. at the Fairwood United Methodist Church.

9/21/04 – 7:00 p.m. at the Fairwood United Methodist Church.

All Homeowners are welcome to attend. (425) 227-4227

Candlewood Ridge / Carriage Wood Announcements

All homeowners are asked to check the sidewalks in front of their home and to prune back any tree branches or bushes that go out over the sidewalk. This will improve sight visibility for motorists as well as clean up our walkways. Also, lowering the height of any brush you have near the street will also improve visibility. Thank you!

To report an abandoned vehicle call: The King County Police Abandoned Vehicle Hotline number at (206) 205-0969.

PLEASE CALL 911 if you witness anyone writing graffiti or drinking alcohol in our parks and

report it immediately. Be sure to state that it is a non-emergency call and the police, on a prioritized basis, will handle it.

Do you have a Fire Hydrant on your property? If so, please keep all bushes, trees and weeds cleared away so the fire department can easily access the fire hydrant in an emergency. Thank You!