

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

July 20, 2004

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

Board Members Present: Joe Pratt, Elizabeth Pardo, Nigel Starr, Greg Carras and Jerry Woollett.

Others Present: Carmen Duppenthaler - Recording Secretary, Dale Hermann – Fairwood Flyer Editor and 7 homeowners.

This monthly meeting was called to order at 7:00 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns:

- A homeowner that lives near CW Park said she recently witnessed teenaged kids carrying a case of beer into the woods at the park. She called 911 to report the incident and the police responded very quickly. She was curious as to what repercussions were made to the individuals. A volunteer for the police department suggested calling the Albertson's store front to ask about the resolution.
- Another homeowner asked a question about the noisy motorized scooters heard around the neighborhood. A discussion followed. It was said there is a Renton city ordinance that states no motorized vehicles are aloud on the pipeline, but King County has not enacted anything regarding these vehicles yet. To report them as noise violators, call 911 and state that it's a non-emergency call and they will handle it accordingly.
- A homeowner who received a complaint, regarding parking his pop-up trailer on the street, came to the meeting to discuss the issue. He was told the Home and Yard Guidelines state "Boats, Trailers and Recreational Vehicles must be stored or parked behind a 6-foot high fence (to minimize the visual impact from the street). A discussion followed.
- A homeowner receiving a complaint regarding a play structure he built in his backyard came to discuss the issue with the board. His neighbors claim the structure is too high and is a privacy infringement. He offered to lower the structure. The board asked the homeowner to submit new building plans to the ACC committee for approval. The complaint committee will contact the complaining parties to work towards a resolution.
- A homeowner who came to a previous meeting with complaints regarding a neighbor, wanted to comment that the issues had been resolved and to thank the board. The neighbor's home was occupied by renters and has recently sold to new homeowners.
- One homeowner offered to cut and prune back the blackberry bushes and brush at CW Park. This should help to open up the wooded area and help prevent the reoccurrence of individuals entering this area to drink alcohol. The Common Area Chairman will coordinate with Canber to have the debris picked up.
- A homeowner inquired about locking mailboxes. She was told by the ACC Chairman that individual locking mailboxes do not need ACC approval but cluster unit boxes do. A brief discussion followed.
- A homeowner that previously inquired about installing a fence made out of a non-cedar material returned to this meeting to present a brochure and fence sample to the board. The ACC committee will review the proposal and respond to the homeowner within the allotted time frame.

Fire Department Report: No report this month.

Police Report: Greg Carras, a volunteer for the police department, gave a brief report. He said there's

been evidence of a transient on the pipeline in CW near the daycare on Petrovitsky road. Homeowners that see this individual are asked to call 911 and report it to the police.

Approval of Last Month's Minutes: A motion was made to approve the June minutes. It was seconded and passed. Per our attorney's advice, signing of the minutes took place by the board.

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 signs will soon be installed.
The HOA has been approved and qualified for installation, by King County, of the blue neighborhood speed limit signs, which read, "*Please Drive Carefully For Our Children's Sake*".
The signs will soon be placed near each of our entrances. Contact the HOA for more information.
- A brief discussion concerning park usage took place. It was said that a written policy concerning park rules might need to be established. Liability issues are of concern. The President is currently inquiring with neighboring HOA's regarding park usage policies they may have.

New Business:

- Dale Hermann, Editor of the Fairwood Flyer, came to visit this monthly meeting. He wanted to publicly apologize for unintentionally leaving out the May minutes and other documents that were submitted for publication in last month's flyer. He was also there to explain the process of putting the flyer together and to answer any questions that were asked.

Legal and Insurance Report: Chairman not present to give a report this month.

Common Areas Report:

- At the request of Cedar River Water & Sewer District, Canber was authorized to remove a bush and prune some others at the CR park entrance on 157th Ave. SE, to provide access to the sewer manhole located there. The Sewer District brought to our attention, three additional sewer manholes located in cul-de-sac islands in CR that need to be cleared of trees.
- The following tree work was completed:
 1. Little Joe's Tree Service removed and pruned the trees in CR Park and CR entrance as recommended by the Arborist. They also removed additional trees in CW Park.
 2. Alpine Tree Service removed dangerous trees and brush from the eastern side of CW Park reported by homeowners in that area.
- Canber was authorized to repair several sprinkler heads in CR Park that had been broken by vandals.

Fire Hydrant Reminder: It has been noted that several of the fire hydrants in our neighborhood do not meet King County rules and regulations because of vegetation placed around them by homeowners. The rules and regulations require:

1. A 36-inch clearance area around the hydrant to allow for operation of the hydrant.
2. They are not to be obstructed by any structure or vegetation nor shall the visibility of the hydrant be impaired for a distance of 50-feet in the direction of vehicular approach.

Architectural Report: The ACC chairman gave a report. The committee has received 26 applications since 5/18/04. 6 are pending under review and 20 have been approved as follows: 2 Sheds, 2 Fences, 7 Roofs, 8 Exterior Paint, 1 Window Replacement and 1 Garage Doors.

Complaints Negotiations Report: The complaint chairperson gave a report. Currently there are 23 new complaints and 10 pending complaints in process. One other pending complaint has been sent to our attorney. Two complaints have been closed.

Treasurer's Report: The Treasurer was not present to give a report. The President presented the June budget comparison report. It was reviewed and briefly discussed.

Committee Reports:

Rules & Regulations Subcommittee – At tonight's meeting, signing of the following documents took place by the board:

- Guidelines for Enforcement
- No Business Use Enforcement Policy

The Welcoming Committee – has 9 new homeowners to greet this month. If you are new to the neighborhood and would like an HOA information packet, contact Carmen at (425) 277-4280.

The Candlewood Ridge Park Path Subcommittee – The capital improvement fund report was presented. A discussion took place on funding the path. The committee has received and reviewed 4 company bids to complete the project using asphalt, to date. The board talked about the different options and suggestions they have received. It was said the bids are good through the end of August and the price could possibility go up to complete the project after that date, due to the changing weather.

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 9:06 p.m.

Next Board Meetings:

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.

10/19/04 – 7:00 p.m. at the Fairwood United Methodist Church.

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

Candlewood Ridge / Carriage Wood Announcements & Reminders

Fire Hydrant Reminder: It has been noted that several of the fire hydrants in our neighborhood do not meet King County rules and regulations because of vegetation placed around them by homeowners. The rules and regulations require:

3. A 36-inch clearance area around the hydrant to allow for operation of the hydrant.

4. They are not to be obstructed by any structure or vegetation nor shall the visibility of the hydrant be impaired for a distance of 50-feet in the direction of vehicular approach.

Several political related signs have been observed on homeowner lots. Our CC&R's state "No signs shall be erected or maintained on any lot, except that not more than one bona fide FOR SALE or FOR RENT sign, ...".

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.