

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

February 15, 2005

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

Board Members Present: Greg Carras, Jerry Woolett and Sondra Woolett.

Others Present: Carmen Duppenthaler - Recording Secretary, Shena Kelly – Administrator/Bookkeeper and 3 Homeowners.

This monthly meeting was called to order at 7:02 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns:

- A homeowner suggested that a sign be placed at CR Park stating the park hours to help discourage teens from being in the park after dark. It was said that there is a sign at CW Park and near the old big toy at CR Park that states the park hours are from 9:00 am to Sunset. An additional park sign is needed near the upper level toy at CR Park as well as a replacement sign for near the old big toy. The CAM Chairman agreed to look into the cost of ordering some additional new signs for our parks.
- A homeowner commented that teenage kids are seen at CR Park drinking alcohol and using drugs on a daily basis. Another homeowner suggested contacting the Fairwood Greens HOA security to inquire about the cost of having their security patrol our parks. It seems that the security officer makes a u-turn at the end of the CR Park and the homeowner suggests asking if they can drive past the park and check things out when making their rounds. A board member will be contacting Fairwood Greens to discuss this issue and ask about the fee for possibly having their security patrol our parks during their normal rounds.

Fire Department Report: Lt. Kevin Anderson was present to give a report. He asked homeowners to check your house numbers to insure that they can be clearly seen from the street at any hour of the day. He encouraged homeowners to go outside and stand in front of your house at dusk, dark and during the day to see if you can read the house numbers on your home. Make sure the numbers are unobstructed from trees and shrubs and are a contrasting color to the color of your house. This will help them to find your house easily in the event of an emergency.

During January, Fire District 40 responded to a total of 154 calls. 140 of the calls were EMS/Rescue and 14 were Fire calls. Unattended cooking was again the cause of several of these fires. If a grease fire occurs, put a lid on it, this will smother out the fire by removing the oxygen it needs to grow. If the fire isn't discovered right away and becomes too large, evacuate everyone immediately and call 911. Visit the Fire District 40 website at www.fd40.com.

Police Report: Officer Sam Shirley was present for a report. He stated it had pretty much been business as usual. Vandals have continued to break car windows in our area with rocks. He recommends parking your vehicle in your garage when possible and asks that if you happen to see anyone suspicious with a sling shot type device to call 911 and report it.

A homeowner in CR said when she walks her kids to school down 179th, there are 8 cars consistently parked up on the sidewalk making it difficult to push a stroller and walk along the sidewalk. Officer Shirley said he would look into the problem the next morning and that cars parked up on the sidewalk become a public safety issue to pedestrians and violators can be cited \$50.00. As a reminder, when

parking on our neighborhood streets, please be sure not to have any of your vehicle tires on the sidewalk.

Approval of Last Month's Minutes: Due to not having a quorum, the minutes could not be approved and the Election of Board Offices could not take place. A continuation of this meeting will take place prior to the March board meeting, when a quorum can be obtained.

Old Business:

- The HOA website was briefly discussed. A board member is in the process of researching options for redesigning the current website and possibly using a new website hosting program. If you possess website design skills and are interested in helping to redesign a new website for our HOA, please contact the HOA at (425) 227-4227.

New Business: None.

Common Areas Report:

The CAM chairman talked to Canber (our landscape maintenance contractor) and told them the HOA plans on exercising the proposals they submitted for removing the old big toy at CR Park and for planting a hedge along side the stream, near the old wooden bridge. This will take place once the HOA has completed all coordination with other involved agencies.

Canber also inspected the wooden bridge at CR Park and gave recommendations on what repairs, if any, should be done to keep the bridge safe. Canber recommends the bridge be replaced due the age of the bridge and safety concerns. They will provide the HOA with two estimates: one to put up a new railing on the existing bridge and one for a completely new bridge with higher railings.

Canber was asked to provide a proposal to replace beauty bark along our common areas. They have done the barking the last two times it was done and the cost is expected to be just slightly higher than last time.

A homeowner mentioned that our Entrance Signs are all growing moss on them. The CAM Chairman will look into having Canber clean the moss off of the entrance signs to make them look better.

Legal and Insurance Report:

State Farm Insurance Update – Our local area State Farm agent was contacted to verify that the HOA's proposed hedge at CR Park would meet their requirements for a barrier along the stream near the wooden bridge. The State Farm agent contacted their underwriters and found out it would meet their requirements but the HOA will also need to add a new railing to the bridge about 4 feet high on both sides of the bridge. This is a new requirement from State Farm but an issue the HOA has been discussing as something that should be done. Canber will provide a quote for doing this when they inspect the bridge.

Architectural Report: Not present to give a report.

Complaints Negotiations Report: Not present to give a report.

Treasurer's Report: The January budget comparison report was presented and briefly discussed. It was said that dues income is steadily coming in.

Committee Reports:

Capital Improvement Committee – Several homeowners have volunteered to be on this new committee and the first committee meeting was held on 2/10/05. The initial discussion was focused on CR Park and the new big toy components. The committee established some general goals/guidelines. They want all big

toy components, existing and new, to be within eyesight/earshot of each other. Would like to place all big toy components on the HOA property if possible. If the new big toy can be placed on the HOA property, then it would be wise to give up the permit with the City of Seattle for the pipeline right-of-way. They want to minimize the time gap between taking down the old big toy and installing the new big toy. The committee picked out several big toy components they would like to have installed, realizing they may need to be installed over a period of time.

The Chairman visited the King County Environmental services following the meeting and found out no permit would be required if the toy was replaced in the same location but may be needed if it's moved to a new location. The option of hiring a wetlands consultant to insure the new big toy components aren't placed too near the stream was discussed.

If you are interested in volunteering to be on the Capital Improvement Committee contact the HOA at (425) 227-4227.

Easter Eggstravaganza Committee – The CR/CW annual Easter Eggstravaganza will take place the day before Easter, March 26th from 11:00am to 2:00pm at Carriage Wood Park. This fun family event will include an egg hunt, jumping toys, face painting, hot dog barbeque, raffle and more. Come see the Easter Bunny, rain or shine, and remember to bring your Easter basket and money for the raffle. The committee is still in need of more help with set-up and clean-up of the event. Please call Danette (425) 277-5803 or Carmen (425) 277-4280 if you can help.

The Welcoming Committee – Nothing to report this month. If you are new to the neighborhood and would like an HOA information packet, contact Carmen at (425) 277-4280.

Block Watch Committee – If you are interested in resurrecting this important committee please contact the HOA. Volunteers for block watch captains are needed. (425) 227-4227. You can also call the King County Sheriff's Office Fairwood Storefront at (206) 296-3846 to get information on setting up a Block Watch Program.

Fairwood Taskforce report by Greg Carras - The Fairwood Task Force has completed the process of obtaining signatures for the Notice of Intention to incorporate the City of Fairwood. The process as designated by the Boundary Review Board stipulates that we had six months to collect the signatures. We needed to collect just over 1450 signatures for the incorporation. In just over three weeks, we collected 2279 signatures – this was 57% over the minimum number.

The Fairwood Taskforce has submitted the Notice of Intention (NOI) to incorporate the City of Fairwood. This NOI moves the public process forward to the ultimate goal of incorporation.

All that being said, there is a significant event that is currently underway that will give the Citizens of the Fairwood area the objective data that will tell us whether a City of Fairwood would be feasible – this is the Fairwood Incorporation Study. The Fairwood Task Force is in the process of working with King County and the Boundary Review Board to begin the Fairwood Incorporation Study. An independent company has already been selected to conduct the study. This study is expected to take six months to be completed. The outcome of the study will tell us whether it makes sense to move the incorporation process forward to the ballot. The Fairwood Taskforce and a Citizens Committee will be reviewing the data and conclusions of the study to ensure it provides accurate and unbiased information and conclusions.

Current information related to the Fairwood Incorporation may be found at the following web site:
www.fairwoodtaskforce.org

Special Topics: Web and Email address:

Email - crcwhoa@hotmail.com

Web - www.geocities.com/crcwhoa

A motion was made to adjourn the meeting at 8:54 p.m.

Addendum: An interim board meeting took place on 2/22/05. Board Members present were Greg Carras, Sondra Woolett, Nigel Starr, John Utz, Jerry Woolett and Joelle Hinterberger. Also present was Recording Secretary Carmen Duppenhaler. At the meeting, an Election of Officers took place as follows. A motion was made to elect: Greg Carras – President

Sondra Woolett - Vice President

John Utz – Treasurer

Joelle Hinterberger – Member at Large

Jerry Woolett – will remain Common Area Chairman

Nigel Starr – will remain Architectural Control Chairman

Elizabeth Pardo – will remain Complaint Negotiation Chair

The motion was seconded and passed unanimously.

A discussion of the Association Board phone numbers in the Fairwood Flyer took place. The President is researching options of having one HOA phone number that will contain a directory for callers to leave a voice message for the board members rather than printing personal phone numbers in the Flyer.

The CAM Chairman has contacted a couple of sign companies about new signs for our parks. He proposed slightly changing the wording on the sign that is currently at CW Park to say Private Park rather than Private Property. Also, wanted to add No Motorized Scooters, Drugs or Alcohol to the sign. The board agreed with the suggested changes. 3 to 4 signs will be needed.

A discussion of adding beauty bark to our common areas took place. A motion was made to authorize the CAM Chairman to approve Canber (our landscape maintenance company) to do the re-barking for \$2500 and under. The board passed the motion.

Next Board Meetings:

March 15, 2005

April 19, 2005

May 17, 2005

Meetings are held at **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

The CR/CW annual **Easter Eggstravaganza** is scheduled for the day before Easter, March 26th from 11:00am – 2:00pm at Carriage Wood Park! This fun family event will include an Egg Hunt, Jumping Toys, Raffle, Hotdog BBQ and more. Plan to

attend....rain or shine!

The CR/CW Annual Neighborhood **Garage Sale** is scheduled for May 20th and 21st.
Mark your calendar and get ready to clean out those closets!

The board would like to remind all Homeowners in Candlewood Ridge and Carriage
Wood that per the Rule and Regulation on Aesthetics:

**“Holiday Decorations - Christmas lights and other holiday displays must be
removed from view within thirty (30) days following the date of the holiday”**