

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

April 19, 2005

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

Board Members Present: Greg Carras, John Utz, Joelle Hinterberger, Nigel Starr, Jerry Woolett and Sondra Woolett.

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

This monthly meeting was called to order at 7:04 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns:

- A homeowner wanting to paint the exterior of their home brought paint chips and a completed ACC form to present to the board. They were given verbal approval to proceed with their project. The ACC committee will conclude the process with an approval letter mailed back to the homeowner.
- A homeowner that has a couple of trees they would like to have removed asked if an ACC approval form was required. The ACC Chairman said there are no restrictions on removing trees and no approval form is necessary. Referrals were given to the homeowner for a couple of tree service companies.
- Two homeowners that live in CR mentioned that a neighbor's dog frequently runs free and leaves deposits in their yards. They contacted Animal control but are still having problems with the dog. A written complaint on this issue will be given to the complaints committee and will run through the complaint process.

Fire Department Report: Fire District 40 representative Stan Moe was present to give a report. During March, Fire District 40 responded to a total of 206 calls. Of which, 193 were EMS/Rescue and 13 Fire calls. On April 1st they responded to a balcony fire at the Fairwood Landing Apartments. King County Fire Marshals determined that this fire started as a result of a tenant who was in the habit of smoking out on the deck and put his/her cigarettes out in an open bag of potting soil. Smokers are strongly encouraged to discard cigarettes, matches and other smoking materials in sturdy ashtrays. Rinsing a cigarette or spent match with water is another way to reduce the risk of fire. For more information on fire prevention contact Fire District 40's Fire Prevention Division at 425-255-0931.

Police Report: Officer Sam Shirley was present to give a report. He stated that things had been quiet this month and basically business as usual. A homeowner asked a question regarding the announcement in the Flyer that King County officers will begin patrolling the Fairwood Crest and Fairwood West neighborhoods. She asked if this would include our neighborhood, too. It was said that those homeowner associations have chosen to hire King County officers to patrol their neighborhoods in random 4-hour shifts and have discontinued their security provided by Securitas.

Approval of Last Month's Minutes: A motion was made to approve the March board meeting minutes as written. It was seconded and passed. Signing of the minutes took place by the board.

Old Business: None

New Business: None

Common Areas Report:

- Canber completed placing beauty bark along our common areas.
- 3 of the 5 new “private property” signs were installed in our parks. The last two will be installed soon.
- Canber is working on a way to clean our entrance signs of moss. The main obstacle is getting water to most of the CW entrances.

Architectural Report: The ACC Chairman presented the ACC report for review. A total of 11 applications have been received since January as follows:
5 Roofs, 1 Deck, 1 Fence, 1 Shed, 1 Driveway Addition, 1 Window Replacement and 1 Mailbox Stand. A discussion about roofs and roofing materials took place. A new ACC Rule and Regulation is being written by the board to help define the ACC request and approval process for homeowners. A board member presented a rough draft of the new ACC Rule and Regulation document. A subcommittee meeting will be scheduled and held prior to next month’s board meeting to critique the document and prepare it for board approval at next month’s meeting. The approved document will then be mailed out to homeowners for a review period.

Complaints Negotiations Report: The Complaint Negotiation Chairperson was not present at the meeting but did submit a report via email. Currently there are 21 new complaints, 7 pending complaints and 6 have been closed.

It’s Spring-Cleaning time! A friendly reminder to all homeowners, that all exterior areas of your home must be consistently maintained and kept in a clean and attractive condition. Properly maintaining your home’s appearance will keep our neighborhood looking its best and will help to maintain property values for the benefit of all members of our community.

Treasurer’s Report: The March budget comparison report was presented and briefly discussed. It was said that just the usual expenses occurred. Canber (our landscape maintenance company) was paid for beauty barking our common areas.

Committee Reports:

Capital Improvement Committee –

- The committee has come to the conclusion that the repair/replacement of the wooden bridge in CR Park should be the HOA’s number one priority. Currently the full support of the west end of the bridge is born by the railings that rest on the round pilings. It appears there once was another set of railroad ties closer to the stream that rotted away. That support is gone. The round pilings were inspected and they discovered that they are decaying from the inside outward. Therefore, they may not provide good support much longer. Pictures of the bridge were presented to support these facts.
- The CAM Chairman met with King County DDES on April 5th. They discussed the whole permit process with regard to the bridge and putting up a barrier along the sides of the stream next to the bridge. King County indicated that if the HOA could get an engineer to certify that the bridge was structurally sound, then the HOA could have the bridge repaired including the addition of a railing. A repair permit would be required. King County would not need to do extensive reviews and the process would be relatively inexpensive. If the bridge needs to be replaced, the process becomes much more complicated and time consuming. Regardless of the type of permit required, the HOA will need a design for the bridge and the name of the contractor who will be doing the work before

completing the permit process. King County also said the HOA could put up a fence less than 6' tall along the stream to act as a barrier and a permit wouldn't be required. If a hedge were put up of native plants a permit would be required.

- The committee has contacted a couple of engineering firms and landscaping architectural firms. A written proposal from the Johnson Braund Design Group, a landscape architectural firm, has been received. Their proposal includes structural engineering support. DDES agreed to send out an engineer to determine if the bridge can be repaired. The Johnson Braund proposal includes a design phase and a construction documents phase. It would cost approximately \$2800. The design needed for the bridge would be provided, including the railings and barrier work needed to go to the county for permits. A design is needed before a construction company gets involved and gets estimated costs for the actual repair/replacement of the bridge. A motion was made to accept the proposal by Johnson Braund with the amendment that the outcome of the project is a bridge plan approved by DDES. The board passed the motion.
- Bob Gambil from the City of Seattle was contacted about the pipeline permit. The HOA's current permit with associated costs is good through 2015. The only location a new big toy can be placed in CR Park is in the same location as the current old big toy. It appears that all homeowners showing interest in this topic feel the old big toy needs to be replaced. Therefore, the HOA will need to continue to pay for the pipeline permit. The increased cost will then need to be taken into account in our future budget.
- Portions of the asphalt path on the old big toy side of the bridge need to be replaced/repared. The HOA does not plan to do any work until the wooden bridge repair/replacement is decided.

The Welcoming Committee – 8 Welcome Packets were delivered to new homeowners in April. 5 were in Candlewood Ridge and 3 in Carriage Wood. If you are new to the neighborhood and would like an HOA information packet, call the HOA phone number at (425) 227-4227 and leave a voice message for Carmen to return your call.

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.

Special Topics: Web and Email address:

Email - crcwhoa@hotmail.com

Web - www.geocities.com/crcwhoa

A motion was made to adjourn the meeting at 8:30 p.m.

Next Board Meetings:

May 17, 2005

June 21, 2005

July 19, 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 **Neighborhood Garage Sale** will be May 20th and 21st from 9:00 am – 5:00 pm. each day.

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