

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

May 17, 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, Elizabeth Pardo, Jerry Woolett and Sondra Woolett.

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

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

Homeowner Concerns: None.

Gene Ewalt, a Fairwood Greens volunteer, came to the meeting to present a Fairwood Greens entrance sign proposal. The Fairwood Greens HOA is in the process of installing as many as five monument signs at secondary entrance locations. They propose to install one of the signs on our property located at CR Park just before the first Fairwood Greens homeowner adjacent to our park. It was explained that since CR Park is a designated wetland area that most likely this would not be approved by the county. The HOA has been told by the county that a new big toy can't be placed in any location other than current ones, therefore it's not likely the erection of a sign will be approved either. The board asked to further discuss this issue amongst themselves and will get back to Mr. Ewalt on a decision.

Fire Department Report: A Fire District 40 representative was present to give a report. During April, Fire District 40 responded to a total of 187 calls. Of which, 175 were EMS/Rescue and 12 Fire calls. A gentle reminder was given to every driver that upon the immediate approach of authorized emergency vehicles, including police, to properly and lawfully yield the right of way. Do this by immediately positioning your vehicle as close to the right-hand roadway edge as possible allowing the emergency vehicle to pass. Failure to yield the right of way to an authorized emergency vehicle may result in being issued a traffic infraction, which carries a \$101 fine. 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 that auto thefts are currently down in the Fairwood area. A comment was made that a car was seen running a red light at the CW 151st street entrance coming out of the apartments. Officer Shirley said that particular traffic light is long and he will contact King County traffic to see if the length can be adjusted. A board member commented that a car had been seen driving around a stopped school bus that had the stop sign out and lights flashing for the children unloading the bus. A discussion followed.

Approval of Last Month's Minutes: A motion was made to approve the April 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:

- The Boy Scouts want to plant a tree in CW Park as one of their projects. A discussion took place as

to what type of tree and where to plant it. A motion was made to allow the Boy Scouts to plant a tree near the picnic table and recommend it be a Sunset Maple tree. The board passed the motion. This will provide shade to the picnic table and be a nice addition to our park. The CAM Chairman will follow up with the Boy Scouts and recommend they wait until fall to plant the tree.

- The two remaining “Private Property” signs were installed at our parks.
- Canber (our landscape maintenance company) is working on a way to clean our entrance signs of moss. The main obstacle is getting water to most of the entrances. The CAM Chairman tried using a steel brush on a section of an entrance sign and the method seemed to work fairly well but takes some work. A report of these findings was given to Canber.

Architectural Report: The ACC Chairman was not present to give a report this month.

Complaints Negotiations Report: The Complaint Negotiation Chairperson presented the HOA complaints report to the board. Currently there are 4 new complaints, 20 pending complaints and 3 have been closed. A discussion of some of the complaints on the list took place.

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 April budget comparison report was presented and briefly discussed. It was said that none of the big CAM/capital improvement expenses had come through yet. Homeowner dues collected in April exceeded \$20,000.

Committee Reports:

Capital Improvement Committee –

- As approved by the board, the Johnson Braund Design Group was hired to handle the design of the bridge work for CR Park. The landscape architect met with 3 board members at the park on April 23rd to look at the existing bridge and discuss options. It was agreed a repair option was preferable to a replacement option if King County will allow the HOA to go that route. The bridge is considered sound but the suspension structure needs to be replaced. The repair would include the addition of higher rails. Subsequently, the landscape architect talked to King County workers at DDES and their input indicated the repair option was feasible. Therefore it was agreed to proceed with a repair design that will be presented to the King County Critical Ordinance (CAO) expert before providing the design to the HOA. That meeting should clarify whether a repair permit or building permit will be required.

Rules & Regulations Subcommittee -

- A subcommittee meeting was held on May 12th to finalize the new rules and regulations entitled “Architectural Control”. A motion was made to approve the new ACC rules and regulations document as written, to be mailed out to homeowners for a 30-day review and input period. The board passed the motion. It was said that “Park Usage” would be the next Rules and Regulations to be established.

The Welcoming Committee – The next batch of welcome packets are due to be delivered to new

homeowners in July. 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 8:35 p.m.

Next Board Meetings:

June 21, 2005

July 19, 2005

August 16, 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

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