

## Candlewood Ridge – Carriage Wood Homeowners' Association

### Board Meeting Summary

June 21, 2005

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

**Board Members Present:** Greg Carras, Elizabeth Pardo, Joelle Hinterberger, Jerry Woolett and Sondra Woolett.

**Others Present:** Carmen Duppenthaler - Recording Secretary and 4 Homeowners.

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

#### Homeowner Concerns:

- A Boy Scout came to the meeting to make a presentation. He proposed to paint street numbers onto the curb in front of each house in the Candlewood Ridge neighborhood. If time permits, the project will extend to include the Carriage Wood neighborhood as well. This is to be a service to the community, so no fee will be charged, nor will a donation be requested. He will request permission by each homeowner and will only paint numbers on the curb for the houses that have given approval. The board approved this project and the President signed the approval form for the Scout to go ahead with his Eagle Project.
- A homeowner asked that a reminder be given to all homeowners to please properly dispose of your pet droppings when on and off your property. Mutt Mitts are provided in our parks for your convenience. Also, be sure to keep dogs and cats on a leash...it's the law. Thank you!
- A homeowner inquired about building a yard shed in their backyard. Per our Covenants, requests must be in writing and project approval must be obtained from the ACC prior to starting the project. An ACC approval form can be found in the Fairwood Flyer or on the HOA website at [www.geocities.com/crcwhoa](http://www.geocities.com/crcwhoa).
- A homeowner mentioned that a couple of bikes had been found abandoned in CR Park. He moved them close to the street hoping that the owners would find them only to discover the bikes all broken up shortly after.

**Fire Department Report:** Fire District 40 representative Kevin Anderson was present to give a report. During May, Fire District 40 responded to a total of 185 calls. Of which, 167 were EMS/Rescue and 18 Fire calls. A reminder was given to please be sure that your resident house address is clear of obstructions, contrasting in color with the background, and illuminated or easy to see at night. If they can't find you, they can't help you! A burn ban is issued for all of unincorporated King County. The burn ban is being issued a few weeks earlier than in past years in anticipation of dry summer weather. Fireworks can be sold beginning at 12:00 (noon) on June 28<sup>th</sup> until 11:00 pm and then daily between the hours of 9:00 am – 11:00 pm through July 4<sup>th</sup>. No sales can occur after July 4<sup>th</sup>. To purchase fireworks you must be at least 16 years of age with picture identification. Discharge of fireworks can occur only on July 4<sup>th</sup> between the hours of 9:00 am and 11:00 pm. If you see someone acting careless with fireworks, call 911 to report the incident and it will be handled on a prioritized basis. A reminder was given about drowning prevention. Memorial Day is the traditional start of summer vacation, so it's a good time to remind parents of the critical importance of extra diligence when kids are in or near swimming pools or water. 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 overall crime was down in our area. A homeowner mentioned that he had seen teens drinking beer in CR Park earlier that day and that broken beer bottles were found along the pathway and in the street in front of the park. Homeowners are encouraged to call 911 to report when witnessing criminal activity in our parks such as drinking alcohol. It was said the Sheriff's office would be putting more emphasis on patrolling CR Park and CW Park to discourage this type of conduct. A reminder, when visiting our parks, to please put litter in its place. Thank you!

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

#### **Common Areas Report:**

- The CAM Chairman met with Dave Hancock of King County Stormwater Services concerning the wooden fence surrounding the retention pond beside SE 184<sup>th</sup> street in CW. While he was reasonably certain the developers had installed the fence, he had found a notation in their files that said they had agreed to maintain the fence. A fence is required for safety reasons due to the steep slope down to the pond. He agreed to repair the fence and is submitting a work order to have it taken care of as quickly as possible.
- A homeowner phoned the HOA indicating that gravel had recently been washed away along a portion of the asphalt path at the northern entrance to CR Park by heavy rains. Plano Bros was asked to come out and look at the problem. Within a week, a crew came out and repaired the problem.
- The water in our parks is usually turned on the 1<sup>st</sup> of July. The decision was made to hold off on turning on the water until seen necessary, to keep water cost down.

**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 6 new complaints, 16 pending complaints and 6 have been closed. A discussion of some of the complaints on the list took place.

All complaints must be received in writing and signed by the author. Your name, address and phone number must be included on the written complaint so that the HOA may notify you that the issue is being addressed. You may then mail your complaint to the HOA address at P.O. Box 58397, Renton, WA, 98058. Complaints are kept confidential and you will remain anonymous.

**Treasurer's Report:** The May budget comparison report was presented and briefly discussed. A \$930 bill for the CR park bridgework showed on the capital fund rather than as an expense against the budget. Other than that, just the normal expenses had occurred.

#### **Committee Reports:**

##### **Capital Improvement Committee –**

- The Johnson Braund Design Group developed a preliminary design for the repair of the bridge in CR Park. Several discussions with King County DDES have taken place and a meeting with DDES, a representative from Johnson Braund and two board members took place on June 15<sup>th</sup>. Initially it appeared that a repair under a grading permit would work. However, the grading permit representative who was called down to the meeting didn't agree. He thought our project was more than a repair and that the HPA (state issue) would need to be involved because of the stream. The

committee is awaiting additional feedback from the grading permit group.

- Two contractors were contacted for estimates to repair the bridge to our architect's drawings. The repair plans include the construction of a rail 42" above the bridge deck to meet insurance requirements. The committee is considering alternate railing approaches as this turns out to be very costly according to the bid received.
- The Plano Bros have provided an estimate to repair the worst sections of the old portion of the asphalt path. A couple sections have become definite safety hazards. The cost appears to be reasonable, however repair will be contingent on the cost of the bridge repairs and a decision to retain the City of Seattle pipeline right-of-way permit over the long term.
- The old big toy in CR Park is scheduled to be removed this September due to the following safety issues:
  1. Some pieces are missing on the structure
  2. Clear area on one side of swings does not meet safety standards
  3. There is one spot about 7' high with no safety railing that children could fall from
  4. Much of the wood on the platforms and railings are badly worn
  5. Gravel retaining timbers have rotted in places
  6. Our maintenance contractor will not inspect it because they will not assume liability
  7. Currently it is a place for teens to gather and party after dark
  8. It is thoroughly covered with graffiti

Due to visible safety concerns, the decision was made by the board to have the big toy removed this fall as a safety precaution. Replacement of the old big toy will be contingent upon the bridge repair, path repair and the decision to retain the City of Seattle pipeline permit.

- A discussion of the City of Seattle right-of-way permit took place. The President suggested contacting them to negotiate the rising cost to lease the property and the length of our contract. Due to the fact that there is no other location to place the big toy in CR Park, the HOA must lease this property if we plan to replace the big toy in the future. The President plans to contact the City of Seattle to discuss this issue and try to negotiate the cost.

## **Rules & Regulations Subcommittee -**

- A mailing was sent out to all homeowner containing the proposed new rules and regulations entitled "Architectural Control". Two positive homeowner comments have been received to date. The 30-day review and input period for homeowners will end on July 15<sup>th</sup>. If no additional comments or concerns are received the document will be approved at the July 19<sup>th</sup> board meeting.
- It was agreed that a policy needs to be established regarding "Park Usage". The Rules and Regulations subcommittee will be working on a draft copy in the coming weeks. A homeowner present at the meeting volunteered to be on the subcommittee to help write this new policy. If you are interested in helping to establish this new policy, you are encouraged to contact the HOA to volunteer or attend the July 19<sup>th</sup> board meeting.
- A discussion took place about organized groups/parties using our parks and also the basketball hoop in CW Park. Lately, large groups of teens that don't appear to live in the HOA neighborhood have been seen on a regular basis playing basketball in CW Park and playing loud music. A homeowner suggested lowering the hoop to 8' so children can play but discourage the use by large groups of older teens. The board liked the idea.

**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](mailto:crcwhoa@hotmail.com)

Web - [www.geocities.com/crcwhoa](http://www.geocities.com/crcwhoa)

A motion was made to adjourn the meeting at 9:08 p.m.

**Next Board Meetings:**

July 19, 2005

August 16, 2005

September 20, 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**

As a reminder, when parking on our neighborhood streets, please be sure not to have any of your vehicles tires on the sidewalk. Cars parked up on the sidewalk become a public safety issue to pedestrians and violators can be cited \$50 by the police. Thank you!

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.