

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

July 19, 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, Nigel Starr and John Utz.
Others Present: Carmen Duppenthaler - Recording Secretary, Shena Kelly – Administrator Bookkeeper and 3 Homeowners.

This monthly meeting was called to order at 7:05 p.m. at the Fairwood United Methodist Church.

Homeowner Concerns:

- 2 homeowners came to the meeting to express concern about a neighbor that consistently plays loud music. Officer Sam Shirley said there is a King County noise ordinance and to call 911 to report the issue and they will come out and talk to the neighbor if deemed necessary. The time of day as well as other factors will be taken into consideration of individual complaints.
- A homeowner commented that a neighbor has several cars parked on their property and asked for clarification on the HOA rules. It was said per the HOA "Vehicles" rules & regulations "an owner shall not park or store on his driveway outside of his garage or on the street more than four (4) standard vehicles at any one time, without the prior written permission of the Board of Directors, and any such permission shall only be granted on a temporary basis after the owners shows good cause or need, in the discretion of the Board of Directors, for parking more than that number. This restriction on number of vehicles is not affected by the size or length of the driveway of owner, since the purpose of this restriction is to prevent excessive numbers of vehicles being openly parked on or next to an owners lot which greatly detracts from the cleanliness and desirability of the community."

Fire Department Report: A Fire District 40 representative was present to give a brief report. He stated that considering the dry weather, no significant fires were reported on the 4th of July, only a couple of small brush fires. Otherwise, it had been a quite month. The building permit was filed to build the new Renton fire station at its new location on 180th and Benson. It should take about 6 to 8 months to process the permit.

Police Report: Officer Sam Shirley was present to give a report. He stated there had been a rise in vandalisms and trespassing complaints mostly due to kids being out of school and on the streets. Several Honda vehicles have been stolen and recovered. An arrest was made in CR Park for minors in possession of drugs. Homeowners are encouraged to call 911 to report when witnessing criminal activity in our parks such as drinking alcohol or drug use. The Sheriff's office is putting more emphasis on patrolling CR Park and CW Park to discourage this type of conduct.

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

Common Areas Report:

- The garbage can near the old big toy in CR Park was replaced.
- Garbage including a burnt recliner and several bikes that were thrown in CR Park were removed.
- The CAM Chairman is still waiting for the county to begin repair of the wooden fence around the

retention pond in Carriage Wood.

- Canber, our maintenance contractor, was asked to delay turning on the water in our common areas until notified by the HOA to conserve water and keep costs down. They also discussed delaying the removal of the old big toy in CR Park until after school starts this fall.
- After talking with Canber about cleaning up the four main entrance signs, it was determined that hiring local youth to do the job made the most sense. Seeking help from one of the local youth organizations, which provide volunteer services to help the community, is also a possibility.

Architectural Report: The ACC Chairman presented a year-to-date ACC report for review. In July a total of 13 applications were received and approved as follows:

3 Paint, 1 Mailbox Stand Replacement, 3 Roofs, 1 Deck, 1 Sidewalk, 1 Play Structure, 1 Fence, and 1 Landscaping Arbor. 1 Driveway and Fence addition for RV parking is pending approval.

The ACC approval process was discussed. Due to the busy time of year, 2 board members have offered to assist the ACC Chairman to expedite the process and provide a quicker homeowner response to new ACC applications.

Complaints Negotiations Report: The Complaint Negotiation Chairperson presented the HOA complaints report to the board. Currently there are 5 new complaints, 12 pending complaints and 9 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 June budget comparison report was presented and briefly discussed. Just the normal expenses had occurred. A discussion took place regarding a few delinquent homeowner accounts that are being sent to our collection agency.

Committee Reports:

Capital Improvement Committee –

- The Chairman talked to King County DDES on 6/28/05 and indicated they had agreed the HOA could repair the wooden bridge in CR Park using a grading permit. They said they would write a letter for the HOA, indicating the same, and send it out by the end of the week. They agreed to do it this way since this was essentially a maintenance project.
- Talks continued with Clements Construction on alternate railings systems for the bridge repairs. The power-coated aluminum one proposed by the architect was very costly. A power coated steel design would cost less than half what the aluminum one costs. The steel design is considered the most cost effective alternative and is the design of choice. The architect agreed with the design change.
- At last month's meeting it was agreed the removal of the old big toy in CR Park would not occur until after school started in the fall. The merry-go-round and gravel area will remain until a decision on a new big toy can be made and additional discussions can be had with the City of Seattle on the cost of the permit for the pipeline right-of-way.

Rules & Regulations Subcommittee -

- A mailing was sent out to all homeowner containing the proposed new rules and regulations entitled “Architectural Control”. Three homeowner comments were received by the July 15th homeowner review and input period deadline date. They will be reviewed and taken into consideration by the board.
- A discussion took place on the possible need to add play structures to the new ACC rules. It appears the HOA currently does not have a policy with regard to placement and size of play sets individual homeowners may place in their backyards. Although, homeowners must still submit for approval prior to installation of a play structure on their property and will be considered on a case-by-case basis.
- A discussion took place regarding park usage and the need for establishing a park usage policy. The Rules and Regulations subcommittee will be working on a draft copy in the coming weeks.

The Welcoming Committee – 10 Welcome Packets were delivered to new homeowners on July 18th. 6 were in Carriage Wood and 4 in Candlewood Ridge. 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 9:06 p.m.

Next Board Meetings:

August 16, 2005

September 20, 2005

October 18, 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

When visiting our parks, please PUT LITTER IN ITS PLACE. Garbage cans are located throughout our parks as well as Mutt Mitts for your convenience. If you go to the park to brush your pet, please be considerate by picking up your pet hair and disposing of it in the garbage can. We want our parks to be a pleasant place for everyone. Thank you!

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.

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.