

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary October 18, 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, Jerry Woolett, Sondra Woolett and Joelle Hinterberger.

Others Present: Carmen Duppenhaler - Recording Secretary, Shena Kelly – Administrator/Bookkeeper and 1 Homeowner.

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

Homeowner Concerns:

- A homeowner came to the meeting to express concern about school redistricting and the likelihood of the current boundaries being changed. This could mean the Carriage Wood neighborhood would be moved from Ridgewood Elementary to Carriage Crest Elementary. The homeowner said she would continue to be in contact with the district to find out more information as it comes available. The board suggested she develop a committee or neighborhood parents group to deal with this issue as it progresses. Several board members would like to be involved in the proposed group.
- A board member said they recently had the crawl space under their home inspected. Rats were found and had eaten through the vapor barrier and insulation. As a reminder, all homeowners should regularly inspect their homes crawl space for rodent and water issues that could arise at any time.

Fire Department Report: Fire District 40 representative Lt. Mark Price was present at the meeting to give a report. During September, Fire District 40 responded to 176 EMS/Rescue calls and 15 Fire calls. He explained the new child passenger law that requires children to ride in a booster seat until age 8 unless the child is 4 feet 9 inches or taller. The new law also requires all children 13 and under to be in the back seat. A reminder was given to use care when burning candles. Never leave a burning candle unattended and extinguish all candles when leaving a room or going to bed. Some Halloween safety tips were given. Use a battery light instead of a candle in your pumpkins and carry a flashlight when trick-or-treating. Children should avoid wearing masks while walking from house to house and only approach homes that are well lit.

Police Report: Officer Sam Shirley was present to give a report.

- He stated a homeowner in Candlewood Ridge recently called 911 and reported hearing gunshots being fired in Candlewood Ridge Park on the pipeline. The police department checked it out but found nothing.
- Two or three break-ins have been reported in the Carriage Wood neighborhood. These have occurred in the afternoon daylight hours when homeowners are present and have left doors unlocked. Be on the lookout and call 911 immediately if you see a middle-aged woman with long thick gray hair, usually wearing dark clothing. There is a warrant for her arrest. Everyone is encouraged to keep your doors and windows locked even when you are at home.
- Mail theft has again been reported in the Carriage Wood neighborhood. Many homeowners are opting to replace their old mailboxes with either an individual or cluster type locking mailbox to

help prevent identify theft. An ACC request form is required for approval prior to replacing your mailbox and can be found on the HOA website or in the Fairwood Flyer.

- The new Sheriffs office will be opening soon in the Albertson's Shopping Center.

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

Old Business:

- The City of Seattle right-of-way permit to lease the pipeline in Candlewood Ridge Park was discussed. A document was distributed with of list of things to consider before renewing the lease and placing new play equipment on the pipeline.
 1. Permit cost rising \$50/year through 2015.
 2. Maintenance costs are expected to rise dramatically in 2008 due to gasoline prices. 10-20% of maintenance costs are associated with the pipeline.
 3. Insurance costs keep rising. The HOA will save approximately \$1000 if they switch to State Farm but can expect yearly increases.
 4. The pipeline is a place for unsavory and illegal activities.
 5. It is the only site in Candlewood Ridge Park where new big toy play equipment can be placed.
 6. There are costs associated with removing graffiti and repairing the equipment.
 7. The current budget is probably okay through 2007 because of the maintenance contract in place.
 8. Question: Does the HOA commit to major capital improvements on land they do not own; knowing that costs to keep and maintain this land will go up significantly?A discussion followed.

New Business:

- The annual meeting of the CR/CW HOA will be held on January 31, 2006 at 7:00 pm at the Fairwood United Methodist Church. Mark your calendar and plan to attend.

Common Areas Report:

- The CAM Chairman is still seeking a way to remove the graffiti from the sidewalk on the east side of CR Park. Several products have been tried as well as pressure washing, but nothing has worked well. Mercuric acid was attempted as a cleaning agent and did work better but only got marginal results. If you see someone vandalizing our neighborhood, please call 911 immediately.
- Six young people from the Jr. High Honor Society cleaned the moss of the eight entrance signs located at our four entrances. Their efforts are greatly appreciated and our signs look much better.
- Graffiti was sanded off the handrail of the new bridge in Candlewood Ridge Park.
- An email was received from King County assuring the HOA they are still trying to find funds to fix the fence around the retention pond in Carriage Wood. Minimal repairs have been completed. At least one new post and a few boards were replaced. Additional props were placed along the backside to keep the fence from leaning.

Architectural Report: The ACC Chairman was not present at the meeting, however an updated ACC report was distributed and reviewed by the board. In October, four new applications were received and approved as follows:

1 Roof, 1 Landscaping, and 2 Fences.

Three board members are now working on the ACC Committee and are up to date on processing application requests.

Complaints Negotiations Report: The Complaint Negotiation Chairperson presented the HOA complaints report to the board. Currently there are 4 new complaints, 19 pending complaints and 9 have been closed. Two complaints are in the legal process due to being non-compliant. A discussion of some complaints on the list took place. A board member inquired about the HOA's collection agency. She suggested another company and will contact them to compare their rates to our current collection agency.

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.

Legal and Insurance Report: The local State Farm Insurance agency was contacted to verify requirements to qualify the HOA for insurance. The HOA's plan for putting up a barrier of plants alongside the stream, near the bridge in CR Park was approved. However, their cost of insurance has gone up. The HOA can still save almost \$1,000 a year but would lose about that much if the current policy with CAU were canceled. A decision was made to switch insurance companies next year just before the current contract with CAU expires.

Treasurer's Report: The September budget comparison report was presented and briefly discussed. Canber (our maintenance contractor) was paid \$1,142.40 to remove the old big toy in CR Park. Other than that, very little activity occurred this month as far as expenses go.

The proposed budget report for 2006 was presented to the board for review. It was briefly discussed and will need to be approved by the December meeting.

Committee Reports:

Capital Improvement Committee –

- The old big toy was removed in Candlewood Ridge Park on September 23rd except for the merry-go-round.
- The Plano Bros. was contacted about repairing the worst portions of the asphalt path on the west side of CR Park. On October 9th they visited the site and provided an estimate of just under \$12,000 to do the critical work. They will redo the asphalt ramps to both sides of the repaired bridge and remove some troublesome tree roots along the concrete sidewalk. The work should begin within the next couple of weeks.
- Canber was contacted about planting barrier plants along the stream near the repaired bridge in CR Park in accordance with the architect's plan. Native roses will be substituted for the snowberry plants to provide a more effective barrier. It was recommended the HOA proceed with this step this fall.
- Once the asphalt ramps to the bridge are completed and the barrier plants are installed, King County DDES will be called to perform a final inspection on our project.

Rules & Regulations Subcommittee - At the August board meeting, the board

approved the new rule and regulation document entitled “Architectural Control”. This document will be sent out to homeowners in the next HOA mailing.

The Welcoming Committee – A new volunteer will begin assisting the welcoming committee this month and packets are scheduled to be delivered to new homeowners in November. 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 or send an email to crcwhoa@hotmail.com.

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 location 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 9:22 p.m.

Next Board Meetings:

November 15, 2005

December 20, 2005

January 17, 2006

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 annual meeting of the CR/CW HOA will be held on January 31, 2006 at 7:00 pm at the Fairwood United Methodist Church. Mark your calendar and plan to attend!

*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. We want our parks to be a pleasant place for everyone. Thank you!

*Please check the sidewalks in front of your home and be sure to clear the bushes and trees away from the sidewalks to allow pedestrians full use of the sidewalk. Also, be sure not to park your vehicles up on the sidewalk. With school now in session, children and parents are walking to and from school and bus stops in our neighborhood and a clear sidewalk makes it safer for the pedestrians to travel.

*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.