

## Candlewood Ridge – Carriage Wood Homeowners' Association

### Board Meeting Summary

November 15, 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 John Utz.

**Others Present:** Carmen Duppenthaler - Recording Secretary, and 1 Homeowner.

This monthly meeting was called to order at 7:03 p.m. at the Fairwood United Methodist Church.

#### Homeowner Concerns:

- A homeowner that received a complaint regarding his fence came to the meeting to discuss the issue with the board. He currently is trying to work with his surrounding neighbor to replace the fence. He asked the board for suggestions to determine what was aesthetically best for his property.

**Fire Department Report:** Fire District 40 representative Stan Moe was present at the meeting to give a report. During October, Fire District 40 responded to 166 EMS/Rescue calls and 17 Fire calls. He encourages every resident to take steps to prepare for a disaster. As everyone is aware, disasters do happen and people need to take responsibility for taking care of themselves. Help can be hours, days or even weeks away so it's important to have plenty of water, food and medical supplies for your family on hand. The fire district Holiday Outreach program is in full swing. Donations of nonperishable food items, new toys and cash are being accepted at both fire stations. Our schools will identify the local families who are most in need this year. He thanked everyone that voted in the election and stated that the fire district proposition had passed with 70% approval. This will raise property taxes slightly to help pay for and build the new fire station that will go in across from Fred Meyer on Benson road.

**Police Report:** Officer Sam Shirley was present to give a report. The new Sheriffs office will be opening soon in the Albertson's Shopping Center and they are in need of volunteers. If you are interested in volunteering to work at the new Sheriffs office please call (206) 296-3846 and ask for an application packet. You must pass a background check and polygraph test to qualify. Officer Shirley also mentioned that part of Fairwood Blvd. is currently closed due to sewer work and is open for local access only. Please use alternate routes until the project is completed.

**Approval of Last Month's Minutes:** A motion was made to approve the October 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. This will be an agenda item at the annual meeting as a topic of discussion. The following is a 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 motion was made to recommend surrender of the lease for the pipeline right-of-way at the annual board meeting. The board passed the motion. This would then take place in June of 2006.

**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. Two board positions are reaching the end of their term and several committee volunteer opportunities are available. Also, a Fairwood Task Force representative will be asked to give a City of Fairwood presentation.

**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.

**Architectural Report:** The ACC Chairman was not present at the meeting, however an updated ACC report was distributed and reviewed by the board. Since last months meeting, 10 new applications were received and approved as follows:

4 Roofs, 1 Landscaping, 1 Mailbox Stand, 1 Windows and Sliding Doors and 3 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 16 new complaints, 22 pending complaints and 3 have been closed. 3 complaints are in the legal process due to being non-compliant. A discussion of some 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.

**Legal and Insurance Report:** The HOA is prepared to switch insurance carriers when its time to renew the current policy in August or September of 2006. The association should be able to save approximately \$1000 per year by switching to State Farm. This will also provide a local Fairwood agent to work with.

**Treasurer's Report:** Four reports were presented for review. The board discussed the October Budget

Comparison report and it was said the HOA is on track to hit the 2005 proposed budget for the year. The HOA is behind on the five-year capital improvement plan due to unexpected additional expenditures in Candlewood Ridge Park with the bridge repair and path project. The board reviewed in detail the proposed budget report for 2006 that's based on a 3% dues increase. A minor correction was made to the document. A motion was made to present the budget report as amended to the homeowners at the annual meeting. The board passed the motion.

#### **Committee Reports:**

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

- The Plano Bros. Have begun repairing the worst portions of the asphalt path on the west side of CR Park. They will also redo the asphalt ramps to both sides of the repaired bridge and remove some troublesome tree roots along the concrete sidewalk. Expect the work to be completed in about a week.
- Canber completed planting the barrier plants along the stream near the repaired bridge in CR Park in accordance with the architect's plan. A picture was presented for review. Native roses were substituted for the snowberry plants to provide a more effective barrier.
- Once the asphalt repairs are completed, King County DDES will be called to perform a final inspection on our bridge project.

**The Welcoming Committee** – A new volunteer has begun 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](mailto: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](mailto:crcwhoa@hotmail.com)

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

A motion was made to adjourn the meeting at 9:16 p.m.

#### **Next Board Meetings:**

December 20, 2005

January 17, 2006

January 31, 2006 – Annual Meeting

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! Two board positions are reaching the end of their term and several committee volunteer opportunities are available. Also, a Fairwood Task Force representative will be asked to give a City of Fairwood presentation. You won't want to miss it!

\*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.