

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

March 21, 2006

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

Board Members Present: Greg Carras, John Utz, Jerry Woolett, George McGill, Joelle Hinterberger, Elizabeth Pardo and Sondra Woolett.

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

This monthly meeting was called to order at 7:02 p.m. at the King County Sheriff's Office – Fairwood Storefront.

Homeowner Concerns:

- A homeowner in Candlewood Ridge that backs up to Petrovitsky Road presented a completed ACC form at the meeting and discussed with the board her plans to install a yard shed in their back yard. A discussion also took place regarding the installation of a sound barrier wall type fence due to the noise from Petrovitsky Road. The ACC Committee will be meeting with the homeowner to view her property and further discuss the inquiry. ACC request forms can be found in the Fairwood Flyer or on the HOA website at www.geocities.com/crcwhoa.

Fire Department Report: Fire District 40 representative Bob Jensen was present to give a report. During February, Fire District 40 responded to 174 EMS/Rescue calls and 15 Fire calls. A reminder was given about the dangers of electricity. Always be sure to unplug electrical appliances when you are not using them. Check electrical cords to make sure they are in good condition and are not frayed or cracked. Do not overload electrical outlets in your home. Keep electrical cords out from beneath furniture and rugs and be sure that all outlets and light switches work. March 19-25 is national inhalants and poisons awareness week. One in five students in America have used an inhalant to get high by the time he or she reaches the eight grade. For more information on how to recognize if someone is using inhalants and what you can do, log onto www.inhalants.org/nipaw.htm. Please remember to keep matches and lighters away from children. Children as young as two, have started fires with matches and lighters. Remember out of sight, out of reach, out of danger. For more information on fire and injury prevention contact Fire District 40 at (425) 255-0931.

Police Report: A brief discussion took place with Officer Sam Shirley. He stated that it had been business as usual and nothing major to report. A board member asked why helicopters were often heard flying around our area at night. Officer Shirley said they patrol our area on regular eight-hour shifts just like the Sheriffs office does for our security. If they are circling and you see the light shinning down, they may be looking for someone, otherwise they are just patrolling.

The new Sheriffs office is now open 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.

Our HOA monthly meetings are now being held at the new Sheriff's Office. Join us on the 3rd Tuesday of each month at 7:00 pm in our new location.

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

New Business: None to report.

Old Business:

- **New Website Redesign Project** – Two homeowners committed to the development of a new website for our association have been hard at work and are nearly finished. More information soon to come!

Common Areas Report:

- Sidewalk repairs along NE corner of CR Park were completed. Pictures of the completed project were reviewed.
- A King County crew repaired several sections of fence around the retention pond in Carriage Wood that had blown down. The repair is temporary and the fence is in bad shape. It will likely fall again before long.
- Canber completed placing 27 additional 2 man rocks along the SE side of CR Park. Hopefully this will discourage cars from driving up on the lawn in this area.
- A car destroyed the western entrance sign at the 160th Ave. SE entrance to Carriage Wood. The HOA will have it replaced once a copy of the police report is received and they determine whose insurance will pay for the damage. Messenger Signs has been sent before and after pictures of the destroyed sign along with rough measurements. They will provide an estimate on cost of rebuilding the sign.
- It appears there is still a lot of activity going on around the bridge in CR Park. There have been efforts to dam the stream with large rocks and fallen tree limbs. The plantings of last fall appear to be surviving but additional plants are needed. It was recommended that the HOA install 40 additional 1 gallon Rosa Ragosa plants in this area. Canber provided an estimate of \$340 + tax to complete the work. A motion was made to accept the offer made by Canber to complete the work. The board passed the motion.
- Lairi Iwasaki has contacted the HOA about having some of our local students help clean up Candlewood Ridge Park as part of a school community project. They have scheduled to cleanup to occur April 22nd from 1-2:30 pm.

Architectural Report: The ACC Chairperson stated that since last month's meeting, 8 new applications were received and approved as follows:

1 Window Replacement, 2 Cedar Fences, 1 Gutter Replacement, 1 new Deck, 1 House Paint and 2 for major Landscaping.

The ACC Committee would like to remind all homeowners that an Architectural Control Approval Form must be submitted and approval received prior to beginning work on home improvement projects that require ACC approval. ACC request forms can be found in the Fairwood Flyer or on the HOA website at www.geocities.com/crcwhoa.

Complaints Negotiations Report: The Complaint Negotiation Chairperson stated that 13 new complaints were received. Some of the complaints on the list were discussed. A conversation regarding multifamily residence took place.

The Complaints Negotiations Committee is looking for volunteers to assist the chairperson. If you are interested in helping with this important committee please contact the HOA by calling (425) 227-4227 or send an email to crcwhoa@hotmail.com.

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: Nothing new to report.

Treasurer's Report: The February Budget Comparison report was presented and briefly discussed. Just the usual activity occurred for the month and dues payments continue to come in.

Committee Reports:

Capital Improvement Committee – The agreed upon additional big toy equipment for both parks has been ordered. Canber will do the site preparation work required in Carriage Wood Park. None is required in Candlewood Ridge Park. Installation will occur after the equipment arrives at Sitelines. A firm date cannot be set yet, but Sitelines expects the equipment to arrive around the 7th of April.

The Welcoming Committee – 1 packet was delivered to new renters in Carriage Wood. 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 9:08 p.m.

Next Board Meetings:

April 18, 2006

May 16, 2006

June 20, 2006

Meetings are held at **7:00 p.m.** at the Sheriff's Office, Albertson's Shopping Center.

All Homeowners are welcome to attend. (425) 227-4227

Candlewood Ridge / Carriage Wood Announcements & Reminders

The Complaints Negotiations Committee is looking for volunteers to assist the chairperson. If you are interested in helping with this important committee, please contact the HOA by calling (425) 227-4227 or send an email to crcwhoa@hotmail.com.

*** NEW MEETING LOCATION!**

The HOA monthly meetings are now being held at the Sheriff's Office located in the Albertson's Shopping Center. Meetings will continue to take place the 3rd Tuesday of every month at 7:00 pm in our new location.

*Join us for our annual **Easter Eggstravaganza** at Carriage Wood Park! This fun family event is scheduled for the day before Easter, April 15th from 11:00 a.m. to 1:00 p.m. Children 12 and under, remember to bring your Easter baskets for the egg hunt and parents bring money for raffle tickets. We have lots of great prizes you can win! Also bring your camera for pictures with the Easter Bunny!

*The CR/CW annual neighborhood **Garage Sale** will be Friday and Saturday May 5th – 6th. Get ready to clean out those closets!

*The Board would like to remind all Homeowners that per our Rule and Regulation entitled Aesthetics/Yard & Building/Home Maintenance:

“Holiday Decorations – Christmas lights and other holiday displays must be removed from view within thirty (30) days following the date of the holiday”.

*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.