

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

April 18, 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 Duppenhaler - Recording Secretary, Shena Kelly – Administrator/Bookkeeper and 4 Homeowners.

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

Homeowner Concerns:

- Two homeowners came to the meeting to discuss with the board a complaint received regarding their residence. They claim they were not informed of a homeowners association when they purchased their property. The board recommended they talk to their realtor and escrow company to inquire why it was not explained to them during the purchase process. Typically when a home is purchased in our association, there are papers you must sign during the purchase process, saying that you agree to abide by the Covenants of our association. The homeowners agreed to work with the board to resolve the complaint issue.
- Another homeowner offered to help with the development of the new HOA website. He was asked to submit an email with his contact information and it will be forwarded to the webmasters.
- A homeowner that helped with the Easter Eggstravaganza submitted paperwork for reimbursement of the jumping toys expense. Thank you Jodi for helping with our event!

Fire Department Report: Fire District 40 representative Jerry Johnson was present to give a report. During March, Fire District 40 responded to 182 EMS/Rescue calls and 11 Fire calls.

Burning Issues – burning yard waste is not allowed in Fire District 40 or any of the urban growth area's as defined by Puget Sound Clean Air Agency. This agency has established the burning guidelines and also monitors air quality. State law prohibits outdoor fires in urbanized areas. If you violate outdoor burning regulations you can be fined up to \$13,000 per day.

Recreational Fires – these are defined in state law as cooking fires, campfires and bonfires that occur in designated areas or on private property for cooking, pleasure or ceremonial purposes. These fires must be no larger than 3-feet in diameter and 2-feet high. You can use only charcoal, dried firewood or manufactured fire logs. Any other fuel is prohibited. International Fire Code states that fires must be at least 25 feet from combustibles and/or structures. Recreational fires are always prohibited during air-quality burn bans. They may be prohibited during a fire-safety burn ban (check with your local fire district).

Spring Clean Your Garage – spring is a great time to organize the power tools in the garage. Inspect tools for wear, loose connections or defects. Just be sure to pull the plug before removing, adjusting or cleaning the blades. Extension cords that are worn should be discarded and replaced, as worn cords are a hazard.

Garage Sale Savvy – garage sale bargains could be dangerous. Use caution when purchasing used

electrical appliances and heating and cooling equipment.

Barbeque Grilling – whether you use a propane or natural gas barbeque, keep safety in mind. Before starting the unit, check all the connections to make sure they are tight. Then, check for leaks by applying a mixture of soap and water to the hoses and gas cylinder head. Growing bubbles indicates a leak. Before lighting the grill, remember to open the lid so gas can't build up underneath it. Never hold a match or lighter over the grill and never barbeque in an enclosed space. Keep children away from a hot grill. For more information on fire and injury prevention contact Fire District 40 at (425) 255-0931.

Police Report: Officer Sam Shirley gave a brief report. He stated that it had been business as usual and nothing major to report. A question was asked about a memorial seen on the side of the road on 140th near the fire station at the corner of 208th. Officer Shirley said a young person had stolen a car in Kent and led police on a high chase pursuit that ended in a fatal crash.

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.

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.

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

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!
- **Easter Eggstravaganza** - THANK YOU to everyone that helped make this year's *Easter Eggstravaganza* a hoppin' success! Despite the rain, there was a large turnout and many families from our community enjoyed fun activities such as a big Easter egg hunt, jumping toys, raffle and visits from Fire District 40 and the Easter Bunny. THANK YOU to all Homeowners' that donated prize items for our event and to those that brought delicious bakery items for our food table. An extra special THANK YOU goes out to all the volunteers that helped by donating their valuable time. Without your help this event would not be possible. And of course we THANK all of the Fairwood business organizations that donated to our event. A complete list can be found in the thank you letter that will run in the next edition of the Fairwood Flyer.
- **John Bratton Development** – A brief discussion took place regarding the proposed plans to develop the piece of land at 162nd Place SE and Petrovitsky Road by Ridgewood Elementary School. One of the homes has already been demolished and they are planning to build a 12,000 SF retail building. Potential tenants may include, but are not limited to, a coffee shop, dry cleaners, pizza take out, hair salon, financial services, ect. An email from Mr. Bratton was received by the HOA inviting comments on the proposed development so they can design a project that will be supported by and meet the needs of the community.

New Business:

- **Summer Picnic Event 2007**– The events committee has proposed to down scale next

years Easter Eggstravaganza due to unpredictable weather. History has proven that it rains on that date more often than not. The committee would like to use the budget money more wisely by providing a community event where neighbors can socialize more in summertime weather. Therefore, next Easter we will have the usual big Easter egg hunt but we will save the additional activities (like the jumping toys and raffle) for a summer picnic event to be scheduled in August. Look for the opportunity to volunteer for the planning committee in early 2007.

- **Park Usage Policy** – A discussion took place about the development of a park usage policy to help define the rules and regulations of our HOA parks. Organized activities such as sporting practices held in our parks were talked about. The board is developing a sign to be placed in our parks stating the policy and process used for organized groups to reserve our parks for activities such as sporting practices, scouting events, reunions, ect.

Common Areas Report:

- Recently a car destroyed the western entrance sign at the 160th Ave. SE entrance to Carriage Wood. Messenger Signs was sent before and after pictures of the destroyed sign along with rough measurements. They provided an estimate of \$13,021 to rebuild the sign. A copy of the police report was obtained from the King County Sheriff's office. Based on the report, the motorist's insurance company was contacted. Pictures of the destroyed sign and a good sign, along with the estimate to rebuild the sign were provided to the insurance company. The HOA is waiting for a reply.
- A group of local students are scheduled to clean up Candlewood Ridge Park as part of a school community project on April 22nd between 1-2:30 pm.

Architectural Report: The ACC Chairperson stated that since last month's meeting, 17 new applications were received and approved as follows:

2 House Paint, 1 Door Replacement, 1 RV Pad, 4 New Roofs, 1 Window Replacement, 3 Driveway Requests, 2 Fences, 1 New Deck, 1 Landscape Request and 1 Patio Request.

The ACC Committee is up to date on received requests.

It was said the ACC Committee is working on fine-tuning a couple of guidelines. One being yard shed size recommendations. Yard sheds are approved on a case-by-case basis depending on property layout and placement. Secondly, a barrier wall type fence for homes that back-up to Petrovitsky road. This type of material may help reduce noise but appears to be very expensive.

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 presented the HOA complaints report for board review. 5 new complaints were received, 30 pending and 9 are now closed. 4 additional homes are currently accruing fines and legal advice is being considered for being non-compliant. Some of the complaints on the list were discussed. One homeowner has volunteered to help with the complaints committee but more are needed. 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 the HOA can 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 March Budget Comparison report was presented and briefly discussed. Pretty much 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 shipped and is expected to arrive and be installed in both parks sometime in the next few weeks. Canber has started the site preparation work required in Carriage Wood Park.

The Welcoming Committee – 1 packet was delivered to new homeowners 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 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 9:38 p.m.

Next Board Meetings:

May 16, 2006

June 20, 2006

July 18, 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 take place the 3rd Tuesday of every month at 7:00 pm in our new location.

*The CR/CW annual neighborhood **Garage Sale** will be Friday and Saturday May 5th – 6th from 9:00 am – 5:00 pm. Place sidewalk signs directing people to your sale!

*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.