

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

July 18, 2006

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

Board Members Present: John Utz, Jerry Woolett, George McGill, Lloyd Mantilla and Sondra Woolett.
Others Present: Carmen Duppenthaler – Recording Secretary and 7 Homeowners.

This monthly meeting was called to order at 7:01 p.m. at the King County Sheriff's Office – Fairwood Storefront.

Homeowner Concerns:

- A homeowner in Candlewood Ridge expressed concern about her mail not being delivered due to vehicles being parked close to or in front of her mailbox. She was asked to work with her neighbors and contact the post office to discuss the issue.
- Another homeowner asked about the status of the proposed new Petrovitsky Plaza near Ridgewood Elementary. He stated since the demolition, rats had invaded his garage. The board stated they did not know the status of the project and explained the board's position was to not take a side in the matter. It's up to individual homeowners to express their concerns to Mr. Bratton directly.

Fire Department Report: Fire District 40 representative Bob Jensen was present to give a report. During June, Fire District 40 responded to 195 EMS/Rescue calls and 13 Fire calls.

Seatbelts/car seats – King County has a seatbelt usage rate of 97%, one of the highest in the nation. Overall, Washington State's seatbelt usage rate is 94%. Research shows that if you are wearing a seatbelt, it can increase your chance of surviving a collision by up to 70%. Recent research shows that everyone in the car should wear a seatbelt. In a crash, unbelted passengers may fly into belted passengers, causing further death or injury.

The Law –

- Every person in a motor vehicle shall wear a safety restraint that is properly fastened. The fine for not wearing one will cost you \$101.
- Infants must ride in a rear-facing child seat until they are one year of age or weigh 20 pounds (which ever comes first).
- Children 20-40 pounds or one to four years of age (which ever comes first) must ride in a forward-facing child car seat with a harness.
- Kids four to six years of age weighing 40-60 pounds must use a booster seat in vehicles equipped with a lap and shoulder belt.
- Children six years old or weighing more than 60 pounds shall be restrained in either a booster seat or properly adjusted and fastened seat belt.
- All children must wear the seat belt correctly. If the seat belt still does not properly fit the child, the driver may still receive a ticket.
- Beginning June 1, 2007, Washington children eight years old, unless they are four feet nine inches or taller, will have to be restrained with an approved child restraint system when riding in a vehicle.
- Booster seats are recommended until the child is 8 years and 80 lbs unless the child is 4'9" tall or taller. The vehicle must have a shoulder and lap belt to use a booster seat.

- Do not graduate your child to a seat belt too soon. Children 12 and under are safer in the back seat regardless of an air bag.

South King County Child Passenger Safety Coalition offers free car seat inspections at the following locations. Visit www.800buckleup.org for more information.

IKEA

West Parking Garage
600 SW 43rd Renton
9:00 AM – 10:30 PM – on the last Wednesday of each month

Auburn Regional Medical Center

Parking Garage
202 N. Division St.
Auburn, WA
1:00 PM – 2:30 PM – on the 2nd Thursday of each month

Police Report: Officer Sam Shirley was present to give a report. He stated vandalisms were up in our area due to kids being on summer break from school. Things like eggings, pellet guns and paint ball guns are being used to vandalize homes and vehicles. Also, due to summer related heat, windows are being left open on homes and vehicles making it easy for prowlers to enter and commit robberies. A reminder was given to make sure your homes and vehicles are secure and take care when leaving windows, doors and sunroofs open.

A homeowner expressed concern that in the summer month's kids are using excessive amounts of alcohol at Carriage Wood Park after hours and leaving behind a mess including broken beer bottles and garbage. As the signs in our parks state, there is no alcohol allowed in our parks. If you see anyone drinking alcohol or vandalizing our parks, please call 911 stating it's a non-emergency and ask for a Sheriff's Office response.

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.

Old Business:

- **New Website Development** – The new HOA website is now up and running and new information continues to be added. You can read monthly board meeting minutes, archived meeting minutes, CC&R's, Bylaws and Rules and Regulations documents. Homeowners can contact board and committee members and also find ACC and complaint forms online. Be sure to visit the site often to keep informed! Visit our new website at www.crcwhoa.org.
- **Park Usage Policy** – Two park usage signs, poles and concrete have been purchased. Canber will be installing one sign in each park sometime during the next couple of weeks. A homeowner asked if our parks are private property. Yes, our parks are private property and are owned by and for the use of Candlewood Ridge and Carriage Wood residents and their guests only. A discussion took place about sport practices in Carriage Wood Park. A homeowner living near the park volunteered to be on the committee that will be refining park usage policies.

New Business:

- A new homeowner attending tonight's meeting volunteered for the open board position. A motion was made to nominate Joanne Callaghan to the board. It was seconded and passed by the board. Assignments will take place at next months meeting.
- A discussion took place about solicitors in our neighborhood. A board member suggested placing "no solicitor" signs in our entrances to discourage solicitors from entering our neighborhood. It was also said that placing a no solicitor sign on or above your front door helped.

Common Areas Report:

- V&M Restoration of Woodinville is responsible for replacing the CW entrance sign at 160th Ave. SE. They have been contacted and authorized to begin the work. An estimated start date has not yet been obtained.
- On at least two occasions, vehicles have been driven into the Candlewood Ridge Park. Some large landscaping stones have been moved to make entrance into the park more difficult. When activities of this sort are observed, please get a license plate number and call 911 to report the incident.
- The HOA common area watering systems were turned on the 30th of June. The watering systems checked out okay. Watering has commenced in heavy sun areas for about 15 minutes 3 times a week.
- Carriage Wood Park was left a mess on the 4th of July. Many illegal fireworks were set off, much of the debris was not picked up and fireworks destroyed part of the big toy. Forbidding the use of fireworks in our parks was discussed and is being considered. Most of the parks within the county and in local cities have had to make it illegal to use fireworks in their parks because of the same problems. Zoo bars will be used to replace the destroyed bubble on the big toy. Twice vandals have destroyed the bubble in the last two years.

Architectural Report: The ACC Chairperson stated that since last month's meeting, 14 new applications were received as follows:

5 Painting Requests, 4 New Roofs, 1 Home Addition, 2 Fences, 1 New Deck and 1 Landscape Request.

The ACC Committee drafted a letter that will be used and submitted to homeowners when home improvement projects requiring HOA approval are commenced without first submitting an ACC approval form to the HOA. Along with the letter, an ACC approval form will be sent to the homeowner and they will be asked to complete and return the requested information to the ACC committee. A motion was made to accept the letter as written. The board passed the motion.

The ACC Committee would like to remind all homeowners, that it is the homeowners responsibility to insure an Architectural Control Approval Form is submitted and approval received prior to beginning work on home improvement projects that require ACC approval. Some contractors have been promising to do the HOA paperwork for the homeowner, but in some cases that has not happened, putting the homeowner at risk of incurring fines and possibly redoing the work to HOA specifications. ACC request forms can be found in the Fairwood Flyer or on the HOA website at www.crcwhoa.org.

Complaints Negotiations Report: The Complaints report was distributed for board review. 4 new complaints were received, 22 complaints are pending and 11 are now closed. 3 additional homes are currently accruing fines and legal advice is being considered for being non-compliant. A discussion of some of the complaints on the list took place. A certified letter was sent to one homeowner who is in the

HOA complaint process for being non-compliant.

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: State Farm has been contacted about providing the insurance policy for our HOA. They have agreed to provide it once we provide them with some requested documentation. This switch will provide the HOA with a local insurance agent and will save the HOA about \$900 per year.

Treasurer's Report: The June Budget Comparison report was presented and briefly discussed. Dues income is under budget due to homeowner payments still coming in for the year. Large expenditures include the new big toys in both Carriage Wood and Candlewood Ridge Parks and maintenance upkeep of our common areas.

Committee Reports:

Capital Improvement Committee – Canber (our landscape maintenance company) installed the additional railroad ties around the Buck-A-Bout in Carriage Wood Park. The engineered wood fibers are scheduled to arrive on the 19th and Canber will then place the fibers in the correct place.

*The Capital Improvements Committee needs to start considering capital improvements for next year.

The Welcoming Committee – 12 packets were delivered to new homeowners in July. 8 were in Candlewood Ridge and 4 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 info@crwhoa.org.

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: Visit our NEW Website and contact the HOA via Email at:

Web - www.crcwhoa.org

Email – info@crwhoa.org

A motion was made to adjourn the meeting at 8:32 p.m.

Next Board Meetings:

- August 15, 2006
- September 19, 2006
- October 17, 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

***Visit our new HOA Website at: www.crcwhoa.org**

***NEW MEETING LOCATION!**

Our 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.

*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.