

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

August 15, 2006

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

Board Members Present: Jerry Woolett, George McGill, Lloyd Mantilla, Joelle Hinterberger, Joanne Callaghan and Sondra Woolett.

Others Present: Carmen Duppenthaler – Recording Secretary and 11 Homeowners.

This monthly meeting was called to order at 7:01 p.m. at the Fairwood Library. Due to a schedule conflict, the King County Sheriff's Office was not available this month so our meeting was moved to the library. September's meeting is scheduled to resume at our usual location.

Homeowner Concerns:

- One homeowner asked to discuss the issue of a play structure that was installed on a neighbor's property that overextends onto the wooded area of Carriage Wood Park. He asked what was being done to restore the wooded area and the trees that were removed. The common area chairman stated the HOA was aware of the issue and is currently working with the homeowner to have the structure moved back onto their property. Once the structure is moved they will discuss what can be done to restore the trees.
- This same homeowner stated that someone is dumping grass clippings and yard waste in the wooded area along the white fence in Carriage Wood Park. The CAM Chairman said he would look into it.
- One homeowner wished to thank the board for all the improvements that have been done in Candlewood Ridge Park over the past couple years.
- A homeowner asked for clarification about the allotted time for homeowners to park RV vehicles on the street. Per our rule and regulation entitled "Vehicles", homeowners may temporarily have a RV parked on their property or on the street adjacent to their property for a period not to exceed 72 consecutive hours. Any longer requires a written request and confirmation received by the HOA. The complete "Vehicles" rules and regulations can be found on our website at www.crcwhoa.org.
- A homeowner that submitted a complaint to the HOA by mail asked if it was received. The complaints chairman stated that it was.
- A homeowner inquired about doing some yard improvements and building a new fence. He was asked to fill out an ACC request form prior to beginning the projects. ACC request forms can be found in the Fairwood Flyer or on our website at www.crcwhoa.org.
- A homeowner asked about extending the fence that runs along the side of his house towards the road due to being assaulted by his neighbor living on the other side. This homeowner is working with the Sheriff's office on the issue but would like to extend the fence for security reasons. He was asked to complete an ACC request form and this will require a visual inspection of the lot by the ACC committee before approval can be given.
- One homeowner recommended the HOA set standards for the neighborhood mailbox stands and commented that some are looking really run down and are in need of replacement. A discussion followed.

Fire Department Report: Not present at the meeting.

Police Report: Officer Sam Shirley was present to give a brief report. He stated kid related vandalisms

were up in our area due to summer break from school. Things like eggings, pellet guns and paint ball guns are being used to vandalize homes and vehicles.

It was said an incident had occurred on August 8th in Carriage Wood Park. Apparently a group of five young teenagers, 3 boys and 2 girls were heard making an excessive amount of noise and using very foul language in the park. When a homeowner living near the park came out and asked them to quiet down and clean up their language, one of the boys pulled a gun on him. The homeowner managed to back out of the situation and call 911. Several police officers were seen patrolling the neighborhood for a while after. Officer Shirley was aware of the situation but did not know if the teens had been caught. Please remember, if you see anyone drinking alcohol or vandalizing our parks in any way, to call 911 and ask for a Sheriff's Office response.

A homeowner in Carriage Wood stated their car was stolen from in front of their house but had since been recovered.

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

Board Appointments:

- A motion was made to appoint Joelle Hinterberger as Vice President to finish out the existing term through January. The board passed the motion.

Old Business:

- The new HOA website was briefly discussed. Homeowners attending tonight's meeting had positive remarks to say about our new website and it was said our webmasters are doing a great job. Visit our new website at www.crcwhoa.org.
- A discussion took place about posting our web address and "no solicitation" signs at our entrances. A homeowner commented he was not in favor of the idea and thought it would make our neighborhood look too commercial.

New Business:

- Political signs and the new state law were talked about. Literature from the Fairwood Flyer regarding the issue was distributed. According to the state of Washington, it is a homeowners right to post a political sign in their front yard regardless of what our current CC&R's dictate. However, the HOA may adopt an official policy or rule setting guidelines such as size, number and aesthetics. A motion was made to authorize board members to discuss with the HOA attorney this political sign issue, the park usage liability policy and one homeowner noncompliant issue. It was seconded and passed by the board.

Common Areas Report:

- V&M Restoration of Woodinville is responsible for replacing the CW entrance sign at 160th Ave. SE. They are to begin work on the sign next week.
- A homeowner has recommended that the HOA fill in some large holes and dips, which exist in the northern area of Carriage Wood Park. Canber has been asked to assess the problem and provide an estimate for top dressing that part of the field. These holes and dips are not readily visible causing a safety hazard. A homeowner at tonight's meeting suggested the grass be cut shorter and the grass clipping be collected better in the outer field area. The Chairman will talk to the maintenance company about this issue.
- Watering of our common areas, where water is available, has been occurring 3 times a week.

Depending on the weather, expect to have the water turned off around the 1st of September. Canber has been asked to adjust some of the sprinkler head coverage along the southern side of CW Park.

- The plastic bubble destroyed on the 4th of July on the big toy in Carriage Wood Park has been replaced with medal zoo bars. A discussion took place about banning fireworks in our parks as part of our park usage policy.

Architectural Report: The ACC Chairperson stated that since last month's meeting, 16 new applications were received as follows:

3 Painting Requests, 6 New Roofs, 1 Fence, 3 New Windows Requests, 2 New Garage Doors and 1 Sensor Light Request.

The ACC sent a letter to one homeowner that began to install a roof without first requesting and receiving ACC approval. An ACC request form was delivered to the homeowners along with the warning letter.

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 Chairman stated that 12 new complaints were received, 29 complaints are pending and 4 are now closed. A certified letter was sent to one homeowner who is in the HOA complaint process for being non-compliant but it was returned.

A new complaints committee has formed consisting of three board members. When the committee receives a homeowner complaint they visually verify the complaint to be valid. Pictures are now being taken of issues of noncompliance and the committee is keeping track of violations and who submitted the complaints. It was said the committee plans to canvass the neighborhood by division in the near future.

As a reminder, 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. Complaint forms can also be found on the HOA website at www.crcwhoa.org.

Legal and Insurance Report: State Farm agreed to provide the insurance policy for our HOA. A quote has been received from our current insurer, CAU. Their premium came down about \$500 from last year. The HOA still saves over \$400 by going with State Farm for the same coverage. A motion was made to switch our insurance coverage to State Farm effective September 1st, 2006. The board passed the motion.

Treasurer's Report: The July Budget Comparison report was presented and briefly discussed. A substantial amount of dues income was received this month. It was pointed out that rentals (long-term contracts) went up due to the Candlewood Ridge pipeline lease rental fee being raised by the county as well as paying for the HOA post office box rental. A utility bill is expected to arrive soon for watering that has taken place in some of our common areas.

Committee Reports:

Park Usage Committee – A new committee has formed that will refine the park usage policy, wording of

the park permit application and insurance requirements. Two park usage signs, poles and concrete have been purchased and Canber (our landscape maintenance company) is scheduled to install the signs on August 16th. A homeowner requested use of Carriage Wood Park for soccer practice on Wednesday nights this fall. They were asked to provide proof of team insurance. A discussion followed.

Capital Improvement Committee – Canber (our landscape maintenance company) installed the additional railroad ties and added the wood chips around the Buck-A-Bout in Carriage Wood Park.

The Welcoming Committee – Nothing new to report this month. 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 request to info@crcwhoa.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@crcwhoa.org

A motion was made to adjourn the meeting at 8:29 p.m.

Next Board Meetings:

- September 19, 2006
- October 17, 2006
- November 21, 2006

Meetings are usually 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**

***Candlewood Ridge and Carriage Wood Parks are private parks for the use of CR/CW residents and guests only.** Our parks are available to homeowners for organized activities such as sporting practices, parties, ect. by reservation only. To request the use of our parks, contact the HOA via phone at (425) 227-4227 or by email at info@crcwhoa.org.

***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.**

