

Candlewood Ridge – Carriage Wood Homeowners' Association

Board Meeting Summary

June 19, 2007

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

Board Members Present: George McGill, Jerry Woolett, Lloyd Mantilla, Curt Whitaker, John Utz and Sondra Woolett.

Others Present: Shena Kelly – Administrator/Bookkeeper, Carmen Duppenhaler – Recording Secretary and 15 Homeowners.

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

Homeowner Concerns:

- Several homeowners had concerns regarding the new Rules and Regulations (R&R's) documents that were recently mailed out to homeowners. Some feel it is excessive and that too many rules bring about a negative sense in our neighborhood. The board explained the HOA is undergoing a cleanup of the CC&R's and the R&R documents were established to help define our Covenants. A homeowner asked if they could contact the HOA attorney with questions they have about the board's attempts. It was said that yes they could, but would have to pay for attorney fees.
- A homeowner commented they did not like the Animal R&R regarding barking dogs and felt Animal Control was a better alternative to handling animal complaints than the HOA. The board stated the Animal R&R was written and enacted in 2004 to address excessive barking as an alternative to using Animal Control. Several Homeowners present at the meeting asked the board to consider reversing the Animal R&R.
- A homeowner commented on speeding cars on SE 181st Street in Carriage Wood and stated his concerns for the safety of children and residents that live on the street. A question was asked to the Fire District 40 representative about installing speed bumps. It was said that speed bumps do slow down cars but they also slow down the fire trucks and medical vehicles and in the event of an emergency every second counts. The board said they would pass this information along to the Sheriff's Office when patrolling our neighborhood.
- Several homeowners living near the new play structure at Candlewood Ridge Park came to the meeting to express their concerns. They claim they were not aware the new play structure was going in at the park and are not happy about the excessive noise that is now occurring. The board stated the park plans have been discussed at meetings over the past 2 years and a presentation, complete with pictures, was given at the annual meeting in January. Details can be read in the minutes archive published on the HOA website. The homeowner's say kids are partying at the park on a regular basis and the police have provided little to no response. They were encouraged to contact the Sheriff's Office.

Fire Department Report: Fire District Representative, Eric Wallgren was present to give a report. During May, Fire District 40 responded to 193 EMS/Rescue Calls and 19 Fire Calls. Progress continues on the new fire station on Benson Road. Projected date of completion is sometime mid-summer. Details and pictures of the progress can be viewed on the districts website at www.fd40.com. The process continues regarding Benson Annexation. On May 21st the Boundary Review Board held a public hearing to review the annexation petition for the Benson Hill Communities. A record of decision is expected to be provided to the City of Renton in June. Log onto these websites to read more on this important issue:

www.metrokc.gov/annex/general.aspx
www.metrokc.gov/annex/fairwood.aspx

West Nile virus is here! Residents are encouraged to protect yourself from mosquitoes by eliminating their breeding habitat. Mosquitoes prefer to lay eggs in small amounts of standing water so be sure to dump and clean objects around your yard containing water. Avoid getting bitten when mosquitoes are out by wearing long sleeve shirts and using insect repellent. The public is requested to report dead birds to Public Health so the location of dead birds can be recorded. A small number will be tested for West Nile. Call 206-205-4394 to report a dead bird.

Police Report: King County Sheriff's Office Volunteer, Greg Carras, reviewed the June Fairwood Community Crime Watch Newsletter. Residents can read the Sheriff's monthly newsletters in the Fairwood Flyer or on our HOA website at www.crcwhoa.org by clicking on Crime Watch Report.

The HOA board approved \$10,000 for Sheriff Patrol in this year's budget to help decrease crime and vandalism in our neighborhood. Random patrolling have began in both the CR and CW neighborhoods. A homeowner expressed concern and wanted to know when this was approved. The board stated this was discussed at length and approved at the Annual Meeting in January. A Memorandum of Understanding (MOU) between the HOA and Fairwood Branch of the King County Sheriff's Office has been established and the process was explained.

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

Old Business:

- ***The CR/CW Neighborhood Summer Picnic** is scheduled for Saturday, August 11th, 2007 from Noon to 4:00 pm at Carriage Wood Park! The CR/CW HOA will provide Jumping Toys & BBQ Hotdogs at the event. Bring your own Picnic Lunch, Blankets, Frisbees, Yard Games, Sunscreen, etc. and join your neighbors at Carriage Wood Park for an afternoon of fun.
- Two larger signs stating, "Welcome to CR/CW HOA" and "No Soliciting" have been ordered. Installation will occur once the signs are received.
- The board has done some research on having a reserves analysis done by a professional outfit. It was said a quote for \$349 was the cheapest they found. They also looked into moving the HOA savings to an Internet Bank with a higher return. It was determined the online bank does not handle homeowners associations.

New Business: None.

Common Areas Report:

- The county completed the wheelchair ramp work on the sidewalks of the two eastern most entrances of CW and the main entrance of CR. In the process, grass and water pipes with sprinkler heads have been removed and replaced.
- The board continues to carry on a dialogue with the county concerning repairs/replacement of the fence around the retention pond located along SE 184th St. in CW. The county removed the old wood fence but still has not decided how they will address the situation. They have sought at least one bid to replace the fence and are also estimating what it would cost to decrease the pond slopes by bringing in fill dirt. A homeowner suggested a certified letter be mailed to the county stating the HOA's concerns now that the fence has been removed and the pond is clearly a

safely hazard. Updates will continue to be given regarding this issue.

- The City of Seattle had one large tree and several smaller trees cut down along the west side of the pipeline right-of-way to prevent the trees from falling and damaging power lines. They still need to remove some of the wood as they promised to do.

Architectural Report: 18 new ACC applications were received since last months meeting as follows:

1 Fence
7 House Painting
2 Windows
2 Sheds
2 Mailboxes
2 Landscaping
1 Garage Door
1 Deck

Three warning/reminder letters were submitted to homeowners who began projects without first submitting an ACC Request Form and receiving approval for their projects.

A discussion regarding locking mailboxes took place. A photo was presented of a large cluster style box containing 16 slots. It was said the post office has installed several cluster style locking boxes in various locations of the sidewalk. The board discussed whether a written regulation might be needed to establish consistency and a more uniform look. The consensus amongst homeowners present at the meeting was a uniform look was desirable but preventing mail theft was the priority. Locking mailboxes will continue to be approved by the ACC on a case-by-case basis.

A new CR/CW HOA Architectural Control Request Form is now available for homeowner use on our website at www.crcwhoa.org. All architectural Control Request Forms need to be signed and submitted by mailing to the HOA address at P.O. Box 58397, Renton, WA, 98058. Email request forms will not be processed.

As a reminder, it is the homeowner's responsibility, not the contractor, to insure an ACC request signed by the homeowner is submitted and approval received prior to commencing external home improvement projects. A \$100 fine can be imposed for not following this procedure. The ACC has up to 30 days to respond to an ACC request but tries to respond much sooner. It is recommended that if a response to an ACC request has not been received within two weeks, the homeowner contact the ACC Chairperson via email at architecture@crcwhoa.org or by leaving a voice message at 425-227-4227. ACC request forms can be found in the Fairwood Flyer or on the HOA website at www.crcwhoa.org.

Complaints Negotiations Report: Since last meeting, 3 new complaints were received that included:

3 - Yard / House Maintenance & Neglect

1 complaint was closed prior to HOA action. 34 additional complaints are pending and are in the complaints process. 1 complaint was closed. The complaint process was explained to the homeowners. A homeowner expressed they would rather neighbors work issues out amongst themselves rather than sending in a complaint to they HOA, as it seems to cause animosity in the neighborhood. Homeowners are welcome to try and work out issues themselves, but the HOA is in place to help when homeowners deem necessary. A homeowner recommended a "closer letter" be sent out following the complaint process, so the homeowner knows the issue has been satisfied.

An HOA complaint was received regarding a neighbors surveillance cameras, on the neighbors property,

that are pointed at the complainants property. The CNC is determining if the house is out of compliance or if an ACC form was/is necessary for the cameras.

An HOA complaint was received regarding a residence outside the CR/CW HOA. The homeowner did not know the house was outside the CR neighborhood and were informed of possible next steps.

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. The HOA will keep confidential, to the full extent of the law, all personal information that is submitted, including the complainant's name. Complaint forms can also be found on the HOA website at www.crcwhoa.org.

Legal and Insurance Report: A letter was mailed out to homeowners that border CW Park about property lines and not encroaching on HOA common area property. Two homeowners with encroachment issues agreed to move objects back onto their own property. Progress is being monitored.

Treasurer's Report: The May Budget Comparison and Capital Improvement Fund reports were presented and briefly discussed. It was said the postage expense was high due to the increase in postage stamps and the additional mailings sent to homeowners.

Committee Reports:

Rules & Regulation (R&R) Committee –

- The Park Usage Policy, Revised Aesthetics R&R and Common Fine Schedule R&R were submitted via mail to the homeowners for their review and comments. Some comments were received and incorporated where appropriate. A motion was made to accept the Park Usage Policy as written. The board passed the motion. A motion was made to accept the Revised Aesthetics R&R as written. The board passed the motion. A motion was made to accept the Common Fine Schedule R&R as written. The board passed the motion.
- The Bylaw Amendments and Leasing/Rental of Homes R&R were submitted via mail to the homeowners for their review and comment period. Some comments have been received via email and were reviewed. Several homeowners present at tonight's meeting expressed their concerns with too many new R&R's and did not feel the HOA should be involved with the leasing of properties. A homeowner suggested the board consider rewording the Leasing R&R to cover not married couples/same sex couples. The board agreed to make an amendment.

Park Usage Committee – No report this month.

Capital Improvement Committee – No report this month.

The Welcoming Committee – 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 9:04 p.m.

Next Board Meetings:

- July 17, 2007
- August 21, 2007
- September 18, 2007

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

***The CR/CW Neighborhood Summer Picnic** is scheduled for Saturday, August 11th, 2007 from Noon to 4:00 pm at Carriage Wood Park! The CR/CW HOA will provide Jumping Toys & BBQ Hotdogs at the event. Bring your own Picnic Lunch, Blankets, Frisbees, Yard Games, Sunscreen, etc. and join your neighbors at Carriage Wood Park for an afternoon of fun.

***Bylaw Ballot-Proxy** – Please remember to submit your ballot-proxy for the Bylaw amendments that you received in the mail in early June.

*The HOA is still looking for a group interested in performing a **Community Service Project** to clean the moss from our entrance signs. For more information, send an email inquiry to info@crcwhoa.org. Thank you!

*The HOA would like to remind homeowners to please **call 911** if you witness anyone vandalizing or doing graffiti in our neighborhood or around the Fairwood area. Please do not assume someone else will call. The more calls reported to 911 the better chance of catching the suspects.

***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, etc. 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.