

Candlewood Ridge – Carriage Wood Homeowners' Association

Minutes of the Meeting

January 15, 2008

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

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

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

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

Homeowner Concerns: None to report.

Fire Department Report: A representative from Fire District 40 was present and gave a brief report. A question was asked about the future of Fire District 40. It was said that yes, changes are coming and an informational meeting is scheduled for January 18th for the purpose of discussing the proposed contact with the city of Renton. For more information, visit www.fd40.com.

Police Report: Officer Sam Shirley was present to give a report. He stated things had been relatively quiet in our neighborhood. A comment was made about the excessive amount of graffiti seen around the Fairwood area. Officer Shirley stated some of the graffiti is showing signs of being gang related.

CR/CW King County Sheriff's Report for December – 16 hours were spent patrolling the CR/CW neighborhoods in December. Approximately, 3 traffic stops were made per day; one stop was for reckless driving along SE 179th Street in Candlewood Ridge. No complaints were received this month regarding trespassing in our parks.

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

Old Business:

- Final details were discussed about the Annual Meeting coming up on Tuesday, January 29th 2008. The finalized Annual Meeting Agenda was reviewed. So far, 64 proxies have been obtained. It was decided that no refreshments would be served.

New Business:

- Easter Egg Hunt - Candlewood Ridge and Carriage Wood families mark your calendar! 2 volunteers have stepped up to coordinate this year's Easter Egg Hunt at Carriage Wood Park! The event will take place on Saturday, March 22nd (the day before Easter) at 11:00 am at Carriage Wood Park. This year, there will be a large egg hunt with lots of prizes for children 12 years of age or younger. (Please note, the raffle and jumping toys are being saved for the summer picnic when the weather is nicer) Volunteers are needed to help on the day of the event. Please contact us via email at info@crwhoa.org if you'd like to help.
- Garage Sale – Mark your calendar for the CR/CW annual neighborhood Garage Sale! It's

scheduled for Friday and Saturday, May 16-17 from 9-5pm.

Common Areas Report:

- A homeowner bordering Candlewood Ridge Park contacted the HOA about a potentially dangerous tree along their property line. After measuring the area, it was determined the tree is partially on the homeowners and HOA property. The homeowner has agreed to pay half the cost of removing the tree. One estimate has been received for \$2000. This includes chipping the branches and removing the rounds. A second contractor will provide an estimate after looking at the tree on January 17th.
- During the snowstorm on December 1, 2007, a vehicle slid through the SE 151st Ave. entrance of Carriage Wood and destroyed the entrance sign on the east side. The driver's insurance will pay for the damage. Separate estimates are required for the brick monument, the signage and the landscaping damage. All estimates have been obtained and provided to the insurance company.
- A homeowner contacted the HOA with concerns about the slippery surface of the bridge deck in Candlewood Ridge Park. The Common Areas committee will investigate potential methods to decrease that situation.

Architectural Report: 4 new ACC requests were submitted since last month's meeting as follows:

- 1 – Roof
- 1 – Windows
- 1 – Fence and Patio
- 1 - Miscellaneous

One homeowner, who installed a new roof that does not meet HOA standards and who did not submit an ACC request before the installation, has requested an appeal hearing on their disapproved roof. Their attorney is involved in the appeal process requiring the HOA to seek the advice of our attorney.

The HOA CC&Rs and Rule and Regulation documents clearly state that exterior projects such as roofs, painting, fencing, decks and patios require the submission and approval of an ACC request before commencing the project. Please remember, 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. *Please do not contact the ACC Chairperson via a home phone number.* Thank you.

Complaints Negotiations Report: The complaints committee is currently working on the Annual Meeting report, which will include December.

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 be found on the HOA website at www.crcwhoa.org.

Legal and Insurance Report: The L&I Chairman and President attended a Legal Issues Forum Seminar. A review of the information obtained at the seminar was given. A discussion took place regarding

reimbursement for board members who pay for and attend HOA seminars. The bookkeeper stated that in the past, Board Members had been reimbursed. A motion was made to reimburse the board members for HOA specific classes. It was seconded and passed by the board.

Treasurer's Report: A summary of the financial statement was given. Our overall income and expenses for 2007 were very close to the budgeted numbers. Our HOA ended 2007 with about a \$1900 surplus in our operating budget, which will be carried over to 2008. We ended 2007 with 38 homeowners being delinquent in paying their dues.

King County Sheriff Patrol – 16 hours of patrolling services were provided in December 2007.

A reminder – the first quarter of HOA dues/assessments are due no later than January 31, 2008.

Committee Reports:

Rules & Regulation (R&R) Committee – Nothing new to report.

Park Usage Committee – No report this month.

Capital Improvement Committee – Nothing new to report.

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 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 8:56 p.m.

Next Board Meetings:

- *January 29, 2008 – ANNUAL MEETING at Fairwood United Methodist Church, 7pm*
- February 19, 2008
- March 18, 2008
- April 15, 2008

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

***NEW WEBMASTER** - The HOA is looking for a new Website Administrator to maintain

the Candlewood Ridge / Carriage Wood website. If you'd like to update the monthly minutes, board meeting dates, etc., please contact the HOA by calling 425-227-4227 or email at info@crcwhoa.org.

***Easter Egg Hunt** - Candlewood Ridge and Carriage Wood families mark your calendar for this year's Easter Egg Hunt at Carriage Wood Park! The event is scheduled to take place on Saturday, March 22nd (the day before Easter) at 11:00 am at Carriage Wood Park. There will be a large egg hunt with lots of prizes for children 12 years of age or younger. (Please note, the raffle and jumping toys are being saved for the summer picnic when the weather is nicer.) Volunteers are needed to help on the day of the event. Please contact us via email at info@crcwhoa.org if you'd like to help.

***Garage Sale** – Mark your calendar for the CR/CW annual neighborhood Garage Sale! It's scheduled for Friday and Saturday, May 16-17 from 9-5pm.

***HOA Website** - Visit the HOA website at www.crcwhoa.org to read messages on our Bulletin Board. You can also take a poll regarding limiting the number of rental homes in our association.

***Holiday Decorations** – Per our “Aesthetics R&R”, Christmas lights and other holiday displays must be removed from view within thirty (30) days following the date of the holiday. Thank you!

***Garbage Can and Trash Receptacles** - The board would like to remind all homeowners that Garbage Cans and Trash Receptacles are to be properly stored behind a fence or inside the garage where they are not visible from the street.

***Community Service Project** - The CR/CW HOA is 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!

*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.