

Candlewood Ridge – Carriage Wood Homeowners' Association

Minutes of the Meeting

March 18, 2008

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

Board Members Present: George McGill, Lloyd Mantilla, Curt Whitaker, Valerie Frazier and John Utz.
Others Present: Carmen Duppenthaler – Recording Secretary, Shena Kelly – Administrator/Bookkeeper and 4 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 resident, who has concerns regarding the safety for pedestrians and bicycles on Petrovitsky Road, has contacted King County. The shoulder condition along Petrovitsky Road between 151st Ave. SE and 162nd Place SE is very dangerous due to loose gravel and no sidewalks. Additionally, the traffic is traveling at a higher speed due to the road being repaved. He will continue to be in contact with King County.
- A Boy Scout has completed his Eagle Scout Project in Candlewood Ridge (CR) Park. He installed several signs that identify the park as a designated wetland area. He also installed a bench and cleaned up garbage and debris in the park. A motion was made to reimburse Kevin Milo for expenses occurring for his Eagle Scout Project. It was seconded and passed by the board. THANK YOU Kevin, for an outstanding job on your Eagle Project and for helping to make Candlewood Ridge Park look great!

Fire Department Report: Not present at meeting.

Police Report: Not present at meeting.

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

Old Business:

- Rental Homes - A new committee is forming to discuss ways to enforce the new Rental / Leasing Rule & Regulation. Approximately 37 homeowners have responded to our online poll in favor of limiting the number of rentals within our neighborhood. This will be a topic of discussion at the April 15th board meeting. Homeowners are encouraged to attend the meeting to discuss this topic and volunteer for the new committee.
- Easter Egg Hunt – CR/CW families are invited to attend this year's Easter Egg Hunt at Carriage Wood Park! The event is scheduled for Saturday, March 22nd at 11:00 am.
- 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.
- Trash/Recycle Receptacles - The board talked about ways to enforce the garbage can, recycling and yard waste receptacle provision of the Aesthetics Rule and Regulation.

New Business:

- The HOA President reminded the board to check their HOA emails and discussed ways to reply to homeowners more efficiently.

Treasurer's Report: Financial statements were reviewed. Legal fees are over budget. Dues collection is good. Postage rate will increase in May. Currently the HOA has liens filed on 25 properties, which are behind by more than a year in payment of their homeowner dues.

Committee Reports:

Common Areas Report:

- Repair of the destroyed sign and the landscaping at the 151st street entrance to Carriage Wood has been completed.
- Sitelines has been contacted about the slowing down of the merry-go-round in Carriage Wood Park. This is not a typical problem with this toy, so they are planning to send out an engineer to look at the problem.

Architectural Report: 9 new ACC requests were submitted since last month's meeting as follows:

3 – Roofs
4 - Paint
1 – Shed
1 - Fence

The reinstatements of Architectural Control Policies were discussed.

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: Since last meeting, 10 new complaints were received. 21 additional complaints are pending and are in the complaints process. 1 closure/thank you letter was mailed out. 8 residents are currently accruing fines for being non-compliant.

Types of ongoing complaints for March 2008 are:

11 – House
8 – Yard
8 – Vehicles
1 – Animal

The Complaints Committee has a new member. Thank you to Larry Bangerter for volunteering to help the CNC team!

A discussion took place regarding a home in Candlewood Ridge that has excessive garbage stored on the property.

As a reminder, all complaints must be received in writing and signed by the Home Owner. 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: A brief discussion took place regarding the encroachment issue with a homeowner at CW Park. The HOA continues to pursue collection of fines associated with restoration of that area.

Capital Improvement Committee – Nothing new to report.

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 9:00 p.m.

Next Board Meetings:

- April 15, 2008
- May 20, 2008
- June 17, 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 has an immediate opening 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.

***Outdoor Burning** – A reminder that outdoor burning is not allowed in this area of King County. Per Fire District 40 - please do not burn debris in your backyard or you may be issued a fine.

***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.

***Trash and Recycle Receptacles** – A friendly reminder to homeowners that Garbage Cans, Recycle and Yard Waste Receptacles are to be properly stored behind a fence or inside the garage where they are not visible from the street.