

Candlewood Ridge – Carriage Wood Homeowners' Association

**Minutes of the Meeting
August 19, 2008**

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

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

Others Present: Elmira Utz – Recording Secretary, Officer Sam Shirley, Webmaster Kevin Idzi and one home owner.

This monthly meeting was called to order at 7:10 p.m. at the King County Sheriff's Office – Fairwood Storefront.

Homeowner Concerns:

Homeowner raised a concern during Police Report regarding what should be considered "suspicious activity". Discussion resulted in Officer Shirley taking some information regarding the property.

Fire Department Report: Not present at meeting.

Police Report:

32 Hours of Random Patrols for the month.

29 Traffic Contacts-including speeding, failing to signal, failing to stop at stop signs, 1 "reckless driving citation,

20 Parking violations,

1 contact at residence to have homeowner move car battery from front yard, and 6 park evictions.

Discussed break in of home in CR during past month. Officer Shirley pointed out that overall stats for our area are not on the rise. If stats go beyond current norm the Sheriff's department would increase area patrols.

Discussion of clearing brush in CR Park to improve visibility in park. Board will check into possibility as it is a wetland habitat.

During the National Night Out event a sandwich board advertising the event was stolen and found later burned and discarded behind one of our entrance signs.

Discussion of dusk visitors to the park. Please note that the parks are for homeowners and their guests only and that the parks are closed to everyone after dark. All park visitors are also reminded to please properly dispose of litter.

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.

Old Business: Website update and discussion:

- August Crime Watch Newsletter is posted
- Pictures from the "National Night Out Against Crime" are posted
- Sign up for HOA Updates via Email from the Homepage is up-waiting for sign ups before starting work to promote garage sales and other fun things. We need more participation in order to consider more work on this project.

Website statistics

There were 302 visits to the website in the last 30 days and 1319 page views. There were searches for "Map", "Maintenance" and "Noise/Quiet Hours/Parties".

New Business:

There was not new business presented.

Treasurer's Report:

- Financial Statement Summary – For this time of year our total income and expenses are about as expected. Approximately \$8000 in dues income was received since the last report. Our yearly HOA insurance premium with State Farm went up \$7. Slightly less than \$200 was spent in support of our National Night Out Against Crime held 5 August. Thirty-two hours of random King County Sheriff's patrols were provided during the month of July. Patrolling was done the evening of the 4th of July. Many people had to be reminded that fireworks were not allowed in the parks and were asked to leave. Additional people were reminded that the fireworks debris that they left in the streets needed to be cleaned up.

Committee Reports:

Common Areas Maintenance Report:

Discussion of Carriage wood water retention pond: Canber is suppose to clear the weeds along the fence along the street once a quarter.-Canber will be contacted to address this issue. A suggestion was made for drought resistant plants to be planted in the Candlewood Ridge Entrance. The discussion was tabled for consideration for future capital improvements.

- A belt seat and a tot seat were replaced in Carriage Wood Park. It is unclear whether the broken seats were the result of wear or vandalism. The Carriage Wood signage on the west monument of the 151st Ave entrance was replaced. This is the first of several signage replacements that should be done. Water has been turned on in both our parks and at the Candlewood Ridge entrance. Minimal water is being scheduled to conserve water and money. Canber has been contacted to look at the retaining timbers of the Candlewood Ridge entrance and provide suggestions on the best way to repair.

The park usage sign destroyed by vandals in Candlewood Ridge Park has been replaced. As planned, more random sheriff's patrols are now being conducted throughout the summer months. Homeowners are encouraged to call 911 when unlawful or unauthorized activities are observed in our parks. Case # 07-250561 should be cited when making such calls.

Two dead trees very near the playground equipment in Carriage Wood Park were cut down and the rounds removed.

On the evening of 5 August we hosted a National Night Out Against Crime BBQ. The landing of King County's Guardian One Helicopter in Carriage Wood Park was the highlight of the evening. Everyone present had the opportunity to take a look inside the helo and talk to the pilots. Several sheriff deputies were also present.

The broken "No Trespassing" sign in Carriage Wood Park was replaced.

Reminder: Our parks are private parks which exist for the use and enjoyment of HOA residents, their families and guests. They are not public parks. Our park usage rules apply to everyone. Following are some of the rules that have been established to maximize safety, and minimize liability and maintenance costs:

Park hours: 9:00 am until dusk

No smoking, alcohol, drugs, loud music, golf, motorized vehicles or fireworks are allowed
Animals must be leashed and owners are responsible for cleaning up after their animals.

Architectural Report:

- Fifteen ACC requests were submitted since the last meeting. One for a new roof, four for painting, one for a fence, one for a play set, one for a shed, one for window replacements, and one extension and five for landscaping. One warning/reminder letter was delivered to a homeowner who began a project on their home without submitting an ACC Request and getting approval prior to commencing the work.
- Reminder - Our CC&Rs and Rules and Regulations clearly state that exterior projects such as roofs, painting, fencing, decks, major landscaping and patios require the submission and approval of an ACC request before commencing the project. The ACC has up to 30 days to respond to an ACC request but tries to respond much sooner than that. It is recommended that if a response to an ACC request has not been received within two weeks, the homeowner should contact the ACC Chairman via email at architecture@crcwhoa.org or by leaving a voice message at 425-227-4227. Please do not contact the ACC chairman via a home phone number.

Complaints Negotiations Report:

Discussion of complaint regarding homeowner washing concrete mix down storm drains and neglecting yard. County has notified HOA of fines being assessed for the storm drain pollution. Further action by the HOA is not warranted at this time. Yard complaint is actionable by the HOA but a specific complaint must be filed first.

- There are currently 41 open active complaints
- 11 are in the fine stage:

6 for fines that continue to accrue

5 for fines that are unpaid but non-compliance issue is resolved

18 have received their 1st non-compliance letter

11 have received their 2nd non-compliance letter

1 has received the 3rd and final non-compliance letter

- 24 complaints were closed since the last meeting.
- One of the frequent complaints we address is the improper parking and storing of large trucks, RVs, utility trailers, boats and inoperable vehicles. Large trucks cannot be kept, parked or stored outside on any lot or on any street except when consumer services are being provided. RVs which include motor homes, trailers of all types, motorbikes, motorcycles, and boats which are typically used for personal or recreational use must be parked or stored in a garage or behind a 6' HOA approved fence. Temporary parking on the street or on your lot is permitted for a period not to exceed 72 hours. Inoperable vehicles which include vehicles with expired license tabs cannot be parked or stored on the street or on your lot. They may be parked or stored in the garage or behind a 6' HOA approved fence.

Legal and Insurance Report: Communication continues with the HOA attorney regarding the complaint made by a homeowner against the Association and individual Board Members.

A small claims court hearing regarding repair of damage to our common area as a result of encroachment was settled in HOA's favor due to default/failure to appear on the part of the homeowner involved.

Rental Home / Change of Address Committee

Committee chair was not present. Report on the July Rental committee meeting expected at the September meeting.

Changes of Address and Rentals

- Reminder – When HOA correspondence needs to be delivered to an address other than the HOA street address, your HOA needs to be notified in writing of the correct address to send the correspondence. This applies to absentee homeowners who are renting or leasing their homes, homes that are vacant, and homeowners who choose to receive their correspondence at a PO Box or alternate address. In addition homeowners who are renting or leasing are required to comply the provisions of the Leasing/Rental of Homes/Tenants Rules and Regulations.

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.

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 8:42 pm.

Next Board Meetings:

- September 16, 2008
- October 21, 2008
- November 18, 2008

Meetings are usually held at 7:00 pm. at the Sheriff's Office, Albertson's Shopping Center. All Homeowners are welcome to attend. (425) 227-4227

Candlewood Ridge / Carriage Wood Announcements & Reminders

***ACC Requests** - The HOA CC&Rs and Rules and Regulations 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. 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.*

***Carriage Wood and Candlewood Ridge Parks** – A policy has been established to maximum safety, minimize liability and maintenance costs, while allowing homeowners of the association to enjoy our parks. Rules to accomplish this include:

- Park hours: 9:00 am until dusk
- No smoking, alcohol, drugs, loud music, golf, motorized vehicles or fireworks are allowed
- Animals must be leashed and owners are responsible for cleaning up after their animals

***HOA Website** - Visit the CR/CW HOA website at www.crcwhoa.org to read messages on our Bulletin Board, monthly meeting Minutes, Rules and Regulations documents and much more!

***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.

