

**Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
June 16, 2009**

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, and Valerie Frazier
Others Present: Elmira Utz – Recording Secretary and two homeowners

This monthly meeting was called to order at 7:05 pm. at the King County Sheriff's Office – Fairwood Storefront.

Fire Department Report: Not present at meeting.

Police Report:

Not present at meeting but provided written report: "In May with the days getting longer there were many more kids out n foot. I made contacts in the parks, totaling approximately 15 different kids, none that I have ever had problems with. 4 of the contacts were after hours, I explained the rules and sent them on their way. Criminal activity was not found. I had 17 parking contacts, and 21 traffic contacts. I had one complaint about a man who walks on the trail who screams and yells but I could not locate him."

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.

Homeowner Concerns:

Three concerns were presented. 1. The gas company will be retro fitting a homeowner's and neighbors gas lines near the CR park and the homeowner gave the board notice. 2. When calling 911 a homeowner found the case # needs to be updated according to the dispatcher. 3. Discussed the feasibility of changing rules and regulations to allow for the summer parking of recreational vehicles on the street for a short time. The interested homeowner hasn't received any replies to his inquiry to see if other homeowners would support such a change. You may contact the homeowner directly if you would like to support this proposal or ask any questions by emailing him at jimmoore66@msn.com.

Committee Reports:

Treasurer's Report:

1. April 2009 Financial Statement Summary Facts:
 - * Over 80% of our budgeted annual income has been received.
 - * Expenses are about as expected.
 - * No change in reserves:
 1. Capital Fund \$36,695.53
 2. Legal \$20,000.00
 3. General \$25,000.00
 - * We are in good financial shape at this time.

2. Note: The HOA has a new phone number 425-738-8611. Voice messages received are forwarded to the officer selected as email attachments.
3. Thirty-two hours of random sheriff's patrols were conducted in May.
4. Since the last report several homes have been sold within our HOA.

Architectural Report:

1. Twenty-one ACC requests were submitted since the last meeting. Two for new roofs, nine for paint, two for landscaping, one for windows, two for garage doors, two for other home improvements, and three for fence replacement.
2. One reminder/warning letter was submitted for a project started without submittal of required ACC Request.
3. 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 425-738-8611. For emergency type repairs notify the ACC Chairman as indicated above and mention that it is an emergency type situation. Please do not contact the ACC chairman via a home phone number.
4. Reminder - modifications to mailbox stands require an ACC request and approval prior to beginning work.
5. Please remember we do not accept ACC request forms via email. Please mail them to CR/CW HOA, PO Box 58397, Renton, WA 98058.

Common Areas Maintenance Report:

- 1: Canber has finished the entrance at CR
- 2: We are putting the work by the retention pond fence on hold until we get approval from King County – haven't heard back since first response.
- 3: Vandalism --- please keep eyes open for any suspicious activity. There has not been any serious activity this month, however with school letting out soon there very likely will be.
- 4: Met with King County DDES senior ecologist at CR Park about what we could do about cutting or trimming branches at CR Park where kids are hanging out.
- 5: Removed the damaged infant swing and installed the new one at CR Park – when finished there were 3 kids waiting to swing – they and their parents were very happy and thanked the HOA.
- 6: Had a large fir tree (65 ft) at CW Park fall into 2 HO's backyard – contacted them and went over and talked to them.

7: 2 Homeowners complained and chairman has observed at least 3 times – 2 large pit bull type dogs running loose at CR Park – please if anyone knows where these dogs live contact the HOA so we can contact the owners.

8: Getting a quote from Canber on cost of trimming and quote to do sides of CR entrance.

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:

A. Park Hours: 9:00 am to dusk.

B. No Smoking, alcohol, drugs, loud music, golfing, motorized vehicles or Fireworks are allowed.

C. Animals must be leashed and owners are responsible for cleaning up after their animals.

Complaints Negotiations Report:

1. There are currently 25 open active complaints
 1. 3 are in the fine stage
 2. 12 have received their 1st non-compliance letter
 3. 4 have received their 2nd certified non-compliance letters
 4. 4 have received the 3rd and final certified non-compliance letters, meaning fines are eminent.
 5. 2 are pending confirmation
2. Five non-compliance issues were closed since the last meeting.

Legal and Insurance Report:

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

Left a message re chapter 13 administration but have not received a response.

Rental Home / Change of Address Committee

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:

1: Have dropped off photos and measurements and the last receipt for the CW entrance sign, but have not heard back from sign co.

2: Let us know of any other suggestions for Capital Improvements.

3: Suggestions have been made to do both sides of CR Entrance now that center is done.

Old Business:

Fire District 40 continues to be unresponsive to numerous inquiries.

George McGill and Jerry Woolett attended the Sheriff's forum. There were about 24 in attendance representing a broad neighborhood area. The Sheriff's agenda included asking neighborhoods to support limiting new budget cuts and to contact their county representatives to that effect. The Sheriff asked the question "do you feel safe"? People complained about slow response times. She wants a referendum to authorize dedicated district public safety tax for police enforcement only- to address this question among others. An email chain was also proposed by the Sheriff to notify community of safety concerns and emergent situations.

New Business:

Money is available for a Summer Event. If you'd like to volunteer to help with this event please contact generalinquiry@crcwhoa.org or call 425-738-8611.

Welcoming Committee – If you are new to the neighborhood and would like an HOA information packet, call the HOA phone number at 425-738-8611 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:

- July 21, 2009
- August 18, 2009

Meetings are usually held at **7:00 pm.** at the Sheriff's Office, Albertson's Shopping Center. All Homeowners are welcome to attend.

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.