

Candlewood Ridge – Carriage Wood Homeowners' Association

Minutes of the Meeting

July 21, 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, Valerie Frazier, Curt Whitaker, John Newcome, John Utz

Others Present: Shena Kelly-Bookkeeper, Elmira Utz – Recording Secretary and Officer Sam Shirley

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:

Auto theft arrests down-prosecutions up so many thieves are being imprisoned for longer terms. Very few stolen cars have been reported in Fairwood for the last 30 days. Fourth of July was a busy night but punctuated by only minor injuries. New case number for reporting park disturbances was requested of Officer Shirley. The new number is 09-179682. Recent disturbances reported in the parks have been bottles and litter left or thrown over HO's fence. Graffiti continues to be a problem as well. Officer Shirley was notified that two pit bulls have been seen running in the CR park unattended. Officer Shirley thinks he knows who they belong to and will follow up.

July patrols

Traffic Contacts -26

Parking Contacts -21

Residential Contacts

4th of July -35

4th of July parks -25

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

Homeowner Concerns:

Committee Reports:

Treasurer's Report:

Shena Kelly-BookKeeper reported that the new accounting software is working well and is being

checked against the old system for the remainder of the year. 6-7 house sales have occurred in the past 2 months of houses that were not in foreclosure.

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 remain in good financial shape at this time.

2. As of July 1, 2009 we had 64 (7.5%) homeowners delinquent in paying their HOA dues. Eighteen are over 1yr delinquent. Five of these we plan on turning over to the HOA's attorney for aid in collecting.

3. Note: The HOA has a new phone number 425-738-8611. Voice messages received are forwarded to the officer selected as email attachments.

4. Thirty-two hours of random sheriff's patrols were conducted in June.

Architectural Report:

1. Fifteen ACC requests were submitted since the last meeting. Five for paint, two for landscaping, three for windows, one for a cluster mailbox, three for other home improvements, and one for fence replacement.

2. 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.

3. Reminder - modifications to mailbox stands require an ACC request and approval prior to beginning work.

4. 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. Soos Creek W&S has turned water on and Canber has set and began watering. SCW&S has imposed higher charges for turning water on and off. Shena Kelly will confirm charges for past month and report back.

2. We are putting the work by the retention pond fence on hold until we get approval from King

County – haven't got OK from County yet.

3. There has not been any major vandalism this month – please keep your eyes open and report any suspicious behavior.

4. I have had 2 HO's complain to me and I have observed it at least 3 times – 2 large pit bull type dogs running loose at CR Park – please if anyone knows where these dogs live contact me so we can get them to keep their dogs leashed and in their yard. – No complaints this month keep your eyes open.

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.

Please report any suspicious activity in our parks by calling 911. Reference case #09-179682 when calling.

Complaints Negotiations Report:

1. There are currently 18 open active complaints

1. 4 are in the fine stage
2. 6 have received their 1st non-compliance letter
3. 6 have received their 2nd certified non-compliance letters
4. 2 have received the 3rd and final certified non-compliance letters, meaning fines are eminent.

2. Eight non-compliance issues were closed since the last meeting.

3. Two appeal hearings have been requested since the last meeting.

4. Summer is the time for using recreational vehicles. Remember that the following rules apply:

1. Recreational Vehicles: Recreational vehicles and related equipment shall not be kept, parked, or stored outside on any Lot or on any street except as indicated below:

1. Homeowner owned recreational vehicles may be stored or parked in a garage or behind a 6 foot HOA approved fence (to minimize the visual impact from the street).

2. Temporary Permissible RV Parking:

1. Homeowners may temporarily have a RV parked on their property or the street adjacent to their property which is not placed behind a 6 foot fence, for a period not to exceed 72 consecutive hours.

Total time period shall not exceed fourteen (14) days per quarter.

RVs that remain longer than 72 consecutive hours will be in violation of this declaration and subject to penalties, unless extended as defined in Part b).

Legal and Insurance Report:

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

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. Received quote for new replacement signs for CR entrance.
2. Please notify us of any other suggestions for Capital Improvements.
3. Haven't received quote from Canber yet for block border at 2 sides of CR entrance.

Old Business:

Fire District 40 continues to be unresponsive to numerous inquiries. Efforts to make contact has been made by a couple of board members via commissioners in the area.

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.

Motion to order signs for Candlewood Ridge Entrance to replace old broken signs- cost not to exceed 1400.00. Motion passed.

Reminder that Fireworks are banned in the parks. Board discussed the noise R&R- because complaints about noise rise in the summer months. Please remember that windows are open during the Summer months and exercise consideration of your neighbors.

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:

- August 18, 2009
- September 15, 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

Please report suspicious activity in the parks by calling 911. Reference case number 09-179682 when calling.

***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.