

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
October 19th, 2021

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

Board Members Present: Alicia Follette, Catherine George, Dave Clark, Dawna Hart, George McGill, Ian Ludwig and Randy Vermillion.

Others Present: Three homeowners

This monthly meeting was called to order at 7:02 pm virtually via WebEx

Fire Department Report: No report this month

Police Report: This month in Fairwood we had 102 calls for service that ended in case reports. Five were in our HOA. Two car prowls, a burglary that was really a car prowl, but to a car in an open garage, a DUI and a vandalism. Car prowls have been on the rise, don’t leave valuables in your car.

Approval of Last Month’s Minutes: The last month’s minutes were approved.

Homeowner Concerns: Electrical Boxes at CW park are being messed with and have been opened. Delivery vans are being parked in driveways with signs on the van. One homeowner emailed a comment about the mailing from the last board meeting. He wondered if the form was for everyone. (The new rental form/homeowner form has been mailed back from about 50 homeowners.) He also mentioned adverse possession issues in the past and the resolution. There was a question about a homeowner who wanted the HOA to pay for a survey for his property. That is NOT the responsibility of the HOA. There was a discussion of cluster mail boxes and who pays for them and the process of installing one.

Solar panels in relationship to HOA – effective 2009, need to determine what our approach will be. The CC&Rs do not disallow them.

A question was asked about capping the number of rental houses.

Please note: DO NOT PARK ON SIDEWALKS. It is always illegal but is even more a problem with people trying to walk using social distancing guidelines.

Committee Reports:

Common Areas Maintenance Report:

- Reminder to all Homeowners – It is our responsibility (Not King County’s) to keep the street drains clear. Please clear the debris and leaves from the drains by your house and at the ends of your street.
- If you see a damaged street sign or one that is hidden by branches or bushes, please call and report it to King County Roads Maintenance – they have a 24-7 phone number 206-477-8100 or 1-800-527-6237 or email maint.roads@kingcounty.gov. They will need the exact address or intersection.
- We continue to have branches and trees fall onto the paths at CR Park. Please contact me at commonareas@crwhoa.org or call 425-738-8611 and leave a message if you notice any trees or branches at either park or any of the Common areas or entrances.
- Reminder all dogs must be on leash – this is a King County Law as well as our policy in our HOA. Also PLEASE use the provided Mutt Mitts and pick up after your dogs. Many thanks to you polite Dog Owners that do pick up after your dogs.

- I had Soos Creek Water and Sewer shut off and lock the water at both Parks and CR Entrance. Canber also winterized the lines on the 18th.
- We were notified that a Homeowner whose property backs up to CW Park had built a new fence. It was taller than the 6 ft allowed height and it was 4 or 5 ft further toward the park than the old fence. The HOA BOD voted to have a survey done of all the Park to determine this Properties property line as well as several others that we had questions about. The cost for this survey was \$2650 plus \$500 for Recording if any encroachments were found. This Survey was done on Oct 14 and 15th and the tall fence is indeed on the HOA property. They informed us of at least 3 other encroachments also so we will be contacting these Homeowners.
- King County Sheriff Patrols and requests will now be coordinated by the CAM Chair and monthly reports will be submitted before each monthly meeting. Please contact the Board with any areas of concern and we will do our best to accommodate.
- Please keep a watch for suspicious Activity and call 911
- **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 cost:
 - 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.

ACC Report:

We accept ACR requests via e-mail or U.S mail. We have noticed that paint requests have been received lately without paint chips as well as requests without ACR forms. All requests must be accompanied by ACR forms which must be signed, include a valid address and functioning phone number and, if for paint or stain, must include paint chips or specific manufacturer and name/code so it can be found on the web and note which paint is for what part of the house (body, trim, deck, gutters, door, ...). If you want to speed up your notification, be sure that your email address is clearly written. Paint samples are required even if painting the same color as existing.

The ACC will consider ACRs with virtual paint chips but only when there is no question as to whether they would be approved. The ACR form has been updated and the new form has been loaded into the website.

ACC requests for this month were:

3 roof replacements

1 driveway replacement

4 paints

1 window and door replacement

1 mail box replacement

1 landscape

1 fence

1 front door replacement

Complaints Negotiations Report:

Two complaints this month. They were for a barking dog and a paint job that was not approved.

Treasurer's Report:

Reports look good.

Legal and Insurance Report:

No report this month

Community Events Committee

We need volunteers. The Easter Egg Hunt was cancelled due to the lack of volunteers. The Garage Sale and Summer Event are also canceled for the same reason. There was one person who has expressed in volunteering.

Cul-de-Sac Committee Report – October 2021

- Inspected all 18 Cul-de-Sac Islands and 5 Retention/Detention Ponds within the last week
 - Trees, plants and general maintenance:
 - Most plantings survived the heat wave
 - A few foundation plants are suffering because of the summer heat and lack of water but seem to be responding favorably to the rain
 - Retention/Detention Pond Issues:
 - Pond at 3rd Entrance to CW (160th Ave SE)
 - “No Dumping” sign has fallen over – post is rotted/broken
 - Large Pond next to CW Pipeline (SE 184th Street)
 - Chain Link Gate nearest pipeline has come off hinges and is leaning
- No Islands recommended for renovation at this time – no change in Island score for October

Respectfully submitted – Randy Vermillion

Please note that, if a home owner wants to reserve a park, he or she should contact the CAM chair at commonareas@crwhoa.org or call 425-738-8611 #80 and leave a message.

Web Site:

Ian is now Web Master. Ian now has the passwords so he can start work. We are looking at a new website design and email system.

Capital Improvement Committee:

No report this month. On hold until next spring.

Nominating Committee

Currently we have no open positions on the Board

Old Business:

2022 budget needed some Legal and CAM cost increases. The additions will be covered by the increase in the dues. The budget was approved.

The postcard review is just about done. It worked out well.

New Business:

The park survey showed 4 encroachments. George and Randy will review the survey results.

Dawna will help draft a letter to homeowners about what is allowed in terms of ACC issues.

Please note that homeowners should not go to either our bookkeeper's house or those of Board members unless previously agreed upon in the case of Board members. Also, do not call them unless personal friends.

Please note that non safe and sane fireworks are illegal in the HOA because they are illegal in unincorporated King County. Several years ago we had a house in our HOA burn down due to fireworks.

If you would like to give us your email address in order to be added to our email announcements, please send your info to bookkeeper@crcwhoa.org. No one will see your email and we will not give it to anyone.

Roles for the 2021 HOA Board Members

George McGill	President / Common Areas Chair
Catherine George	Reporting Secretary / ACC Chair
Alicia Follette	Complaints / Treasurer
Dawna Hart	Member at Large
Ian Ludwig	Vice President / ACC Member / CAM Member/ Web Master
Randy Vermillion	ACC Member / Cul-de-sac Chair
David Clark	Member at Large
*Don Nelson	Legal and Insurance

* Volunteer, not a Board Member

Special Topics: Visit our Website and contact the HOA via Email at:

Web – www.crcwhoa.org

Facebook - Candlewood Ridge/Carriagewood HOA

Email – president@crcwhoa.org info@crcwhoa.org architecture@crcwhoa.org

If you would like to give us your email address in order to be added to our email announcements, please send your info to bookkeeper@crcwhoa.org.

Please visit us on Facebook also.

Executive session:

None needed

A motion was made to adjourn the meeting at 8:48pm.

Next Board Meetings:

- November 16th, 2021
- December 21st, 2021
- January 18th, 2022
- February 15th, 2022
- March 15th, 2022
- April 19th, 2022
- May 17th, 2022
- June 21st, 2022
- July 19th, 2022
- August 16th, 2022
- September 20th, 2022
- October 18th, 2022
- November 15th, 2022
- December 20th, 2022

Annual Meeting:

- January 25th, 2022 7:00 at ~~Fairwood Community United Methodist Church~~ For the duration of the current coronavirus emergency it will be held via telephone. All Homeowners are welcome to attend. Please contact the president of the board for connection instructions at president@crcwhoa.org

Board meetings are usually held at **7:00 pm.** at the Sheriff's Office, Big Lot's Shopping Center on the third Tuesday of the month. However, for the duration of the current coronavirus emergency they will be held via telephone. All Homeowners are welcome to attend. Please contact the president of the board for connection instructions at president@crcwhoa.org