

Candlewood Ridge – Carriage Wood Homeowners’ Association
Minutes of the Meeting
March 15th, 2022

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: Six homeowners plus Don Nelson and Sam

This monthly meeting was called to order at 7:04 pm

Fire Department Report: See end of report

Police Report: Last month we had 91 calls for service in Fairwood that generated case reports. Eight were in our HOA area. One medical call, one death investigation, one suspicious person, one vehicle theft, two burglaries and two car prowls.

Please note that several cars have been stolen when they were warming up while the driver went into the house. Also, as spring comes, please remember that if you leave your garage door open when you are in your side or back yard, thieves may come into your garage and steal from you.

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

Homeowner Concerns: As a matter of interest, a house in our HOA was on the market for about \$650,000 and sold for about \$800,000 (it will be a rental) according to a homeowner. Another homeowner asked about the complaints process. If a person submits a complaint, what happens, from the point of view of the complainer? The answer is that, once the complaint is received, the person submitting the complaint is informed that it has been received. Nothing else is sent to that person unless he/she asks for the status and then he/she is told that it is being worked. Privacy laws do not permit the HOA to inform the homeowner who complained about him/her or the complainer what is being done. Usually there is a lot of work being done behind the scenes. Once a complaint is sent to the homeowner, he has 30 days to correct the issue. If not, a second letter is sent and he has another 30 days. If there is still no process, fines will start being applied.

Yet another homeowner wanted some background on our police patrol. The HOA pays a deputy sheriff (with the knowledge and consent of his superiors) to patrol our HOA in full uniform and in his patrol car at random times and locations although the HOA specifies specific areas that need extra attention. For the next two months, this will entail three deputies instead of just Sam.

One homeowner asked about some particular concerns in her immediate area. She volunteered some information that we will send out in an email blast.

Yet another homeowner asked about a dumpster that has been in a driveway for at least 18 months and, he believes, is being used for normal household waste rather than construction debris.

Finally, a homeowner asked who does the annual spring walk through? The answer is the Board members and volunteers. She was very complimentary about the process but was concerned about a neighbor’s yard that needed work.

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@crcwhoa.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 was contacted from a CW Homeowner about a dangerous branch hanging in a tree on the CW Pipeline. This land is owned by City of Seattle and maintained by the Lk. Youngs crew. I left a message but have not heard back yet.
- 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. I have enquired about extra patrols at night in our HOA because of the increase of car prowling's.
- 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. Approvals are good for 180 days.

The ACC will consider ACRs with virtual paint chips but only when there is no question as to whether they would be approved.

ACC requests for this month were:

- 2 paint
- 2 fence
- 2 roof replacement
- 1 shed
- 1 driveway expansion
- 1 deck expansion

Complaints Negotiations Report:

Four new complaints.

Treasurer's Report:

Reports look good. We are continuing to work towards setting up the ability of homeowners to use VENMO to pay their dues but there is concern about getting payments with no way to link them to the property. There would be no charge to the HOA but a small charge to the homeowner.

Legal and Insurance Report:

Covered in executive session.

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.

Cul-de-Sac Committee Report – March 2022

- Inspected all 18 Cul-de-Sac Islands and 5 Retention/Detention Ponds within the last week
 - Trees, plants and general maintenance:
 - Island #11 (SE 178th St) has a dead plant. On Canber's quarterly Island maintenance this should be removed as it is a bit ugly. Or, I could just stop by with a pruning saw and cut off dead plant.
 - Retention/Detention Pond Issues:
 - It appears the County has begun renovation of CR Retention Pond
- Island renovation priority for 2022
 - Island #18 (SE 179th St & 152nd Pl SE)
 - Curb is broken and asphalt is raised/broken due to roots
 - Most of the island asphalt/curbing would need repair (not just the back side)
 - Island #11 (SE 178th St)
 - Curb is broken in one area and pieces are out of place. This would be a minor repair as the rest of the island is in good shape.
 - Island #6 & #17 are a tie

- Both have broken curbing although none is out of place. Both have minor asphalt damage due to roots.
- My recommendation is to fully renovate Island #18 (curbing and asphalt) and repair curbing on Island #11.

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@crcwhoa.org.

Web Site:

Ian is now Web Master. He is working on a new website design. We approved using Zoom for meetings but someone will have to pay annually, then be re-imbursed. He is looking at using Gmail for emails and George will check on possible legal issues.

Capital Improvement Committee:

George has quotes on the tree work in CR. The work was approved.

Nominating Committee

Currently we have no open positions on the Board.

Old Business:

None.

New Business:

We looked at the possible dates for the spring walk through. The first review is scheduled for May 5th through May 15. Then the second review will be 30 days after the postcards go out. The new sheriff's patrol schedule started last week.

Please note that non safe and sane fireworks are illegal in the HOA because they are illegal in unincorporated King County. In the past 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 2023 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.

Executive session:

We are reviewing some legal steps we can take to protect HOA interests.

A motion was made to adjourn the meeting at 8:54pm.

Next Board Meetings:

- 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
- January 17th, 2023
- February 21st, 2023
- March 21st, 2023
- April 18th, 2023
- May 16th, 2023
- June 20th, 2023
- July 18th, 2023
- August 15th, 2023
- September 19th, 2023
- October 17th, 2023
- November 21st, 2023
- December 19th, 2023

Annual Meeting:


- January 24th, 2023 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

Monthly 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 also be available via telephone. All Homeowners are welcome to attend. Please contact the president of the board for connection instructions at president@crcwhoa.org

Homeowners Association Update- *March 2022*

Spring Forward- “CHANGE Your Clock, CHECK Your Smoke Alarm”

Sunday, March 13, 2022, marks the official time for turning our clocks ahead one hour as we prepare for the arrival of spring sunshine and blossoms. As we prepare to begin Daylight Saving Time, Renton Regional Fire Authority would like to remind everyone that when you change your clocks to Spring forward, don't forget to test your home's smoke alarms. A properly installed and maintained smoke alarm is the only thing in your home that can alert you and your family to a fire. Whether you're awake or asleep, a working smoke alarm is constantly on alert, scanning the air for fire and smoke.



Tip: test smoke alarms once a month - even if they're hardwired.

Smoke alarms are powered by either a battery or are hardwired into your home's electrical system. Hardwired smoke alarms are usually equipped with a backup battery. If your smoke alarm is powered by battery, the battery needs to be replaced annually unless it is a long-life battery (check the owner's manual). Batteries should be maintained and replaced in accordance with manufacturer's guidance.

Choose an annual date, such as Daylight Savings Time, when you will remember to maintain your smoke alarm's condition. Check the manufacturer's expiration date on the label, replace the batteries if needed, and clean dust away from the slots so that smoke can enter freely. All smoke alarms, hardwired and battery powered, should be replaced every 10 years. These simple steps will help ensure that you and your family will have the best chance of surviving if a fire should occur.

Please use your Daylight Savings time to check on the condition of your smoke alarms

Significant Incidents – February 2022

1,442 Total Incidents (RFA Responses)

- ○ **7 Significant Incidents**
- 3 Significant EMS Calls
- 4 Significant Fire Calls
- 0 Significant Special Ops Calls
- 0 Significant Malicious False Alarm Calls

- **Incident Details:**
 - On Tuesday, February 1st, Renton RFA responded to a serious motor vehicle accident in Station 13's area at the intersection of Rolling Hills Ave SE & S Puget Dr. Renton RFA responded with King County Medic One with 2 engines, 1 aid unit and an officer rig for a total of 9 RFA personnel. A car

- had lost control and slid sideways into a large oncoming SUV at unknown speeds. Crews arrived and completed triage and a scene survey, identifying 5 green patients and 1 red patient. The crews performed extrication on the red patient and noticed the patient had been shot in the chest and had a loaded gun on them. Medics loaded that patient into the medic unit and was later pronounced deceased.
- On Friday, February 4th, Renton RFA responded to a commercial fire in Station 14's area on the 300 block of SW 27th St. Renton RFA responded with Puget Sound RFA, Tukwila Fire, Skyway Fire, Tri-Med Ambulance, King County Medic One and Renton PD with 3 engines, 1 aid unit, 2 officer rigs and 1 fire investigator for a total of 13 Renton RFA suppression personnel. A fire had started in a large machine inside a cardboard manufacturing facility. All 200 employees were evacuated, with one needing transport to VMC. The sprinkler system kept the fire in check until crews arrived to establish incident command and extinguish the fire. No firefighters were injured and only one civilian was transported. Total loss is estimated at \$800,000.
- On Sunday, February 13th, Renton RFA responded to a residential fire in Station 12's area of Glennwood Ave NE & Ferndale Ave NE. Renton RFA responded with Skyway Fire and King County Medic One with 5 engines, 1 aid unit, 2 officer rigs and 1 fire investigator for a total of 19 RFA suppression personnel. The garage detached from a 1-story house had caught fire, which was spreading to nearby trees. Neighbors called 9-1-1 and woke the occupants to evacuate them prior to crews arriving. The fire was quickly extinguished, and a primary search of the house was performed. The house was undisturbed, and no occupants or firefighters were injured.
- On Tuesday, February 15th, Renton RFA responded to an apartment fire in Station 11's area on the 400 block of South 2nd Street. Renton RFA responded with Tukwila Fire, Skyway Fire, King County Medic One and Tri-Med Ambulance with 4 engines, 2 officer rigs and 1 fire investigator for a total of 14 RFA suppression personnel. Crews arrived to find smoke billowing from the 4th (top) floor corner unit and called for reinforcements as they established command. One patient was found in the fire unit with smoke inhalation and was transported to VMC by Tri-Med. The sprinkler system kept the fire at bay and activated fire alarms, which alerted other occupants to self-evacuate. No other victims were found. There were no fire personnel injuries during this incident.
- On Monday, February 21st, Renton RFA responded to a shooting in Station 11's area on the 1400 block of Shattuck Ave S. Renton RFA responded with King County Medic One with 2 engines and 1 officer rig for a total of 7 RFA personnel. A local resident of the area called 9-1-1 after a male victim was shot in the back. Renton PD surveyed the scene and gave fire personnel the all-clear to approach. RFA personnel assisted King County medics in treating and packaging the patient to be transported to Harborview by Medic 5. The scene was turned over to PD and all units cleared the scene.
- On Tuesday, February 22nd, Renton RFA responded to a shooting in Station 11's area at the intersection of Bronson Way NE & Monterey Dr NE. Renton RFA responded with King County Medic One and Renton PD with 2 engines and 1 officer rig for a total of 7 RFA personnel. A male

patient had been shot in the left hip and fled the scene, laying down in the median of a roadway where crews found him. An exit wound was identified, and RFA personnel assisted medics in treating and transporting the patient to Harborview Medical Center.

- On Friday, February 25th, Renton RFA responded to a commercial fire in Station 11's area on the 400 block of Main Ave S. Renton RFA responded with King County Medic One, Puget Sound RFA, Tukwila Fire and Skyway Fire with 3 engines, 2 officer rigs and 1 fire investigator for a total of 11 Renton RFA suppression personnel. A contractor was repairing a leak on the roof using tar and a propane torch when the tar caught fire. Crews arrived shortly after dispatch received numerous 9-1-1 calls and extinguished the flames, preventing it from spreading past the 3x3 foot area. Crews completed a routine search of the building with nothing found. The scene was turned over to the fire investigator and all units returned in service.