

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
May 17th, 2022

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

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

Others Present: Two homeowners (one virtually) plus Sam

This monthly meeting was called to order at 7:00 pm

Fire Department Report: See end of minutes.

Police Report: This month we had 106 calls for service in Fairwood that ended up generating a case report. Only 1 was in your neighborhood. It was an ID theft/ Fraud. I think that was the best month we have ever had!

Patrol worked 16 hrs this month (I think, I don't have easy access to Isaac's stats yet). I will be adding another person soon to assist us. We have so much overtime for the department that we are struggling a bit to find bodies.

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

Homeowner Concerns:

No new ones

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.
- We have increased our Sheriff Patrols in our HOA to 24 hrs. per week, all at night and on random days and times.

- We started work on the Cul de sac Island #18 (SE 179th). We contacted all Homeowners and last week all 5 trees were cut down. Rounds were left for Homeowners to take. Then Canber came in and removed all the stumps and dirt from the back of the Island as we are making it smaller. They also busted up and removed all the curbing and stacked it on the Island where the asphalt people will haul away. We are waiting for a date that the asphalt work will be done as well as the new curbing. They are also going to replace half of the curbing on Island #11 on SE 178th St.
- At CW Park we had 2 large Arborvitaes removed from the path going to Petrovitsky that were leaning badly.
- 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. See above for our increased Patrols.
- 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:

- 7 paint
- 2 fence
- 1 roof replacement
- 2 landscaping
- 1 deck
- 1 garage door replacement
- 2 window replacement
- 1 step replacement
- 1 shed

Complaints Negotiations Report:

No new complaints.

Treasurer's Report:

Reports look good. The Easter event cost will be about \$1200.

Legal and Insurance Report:

See executive session

Community Events Committee:

We need volunteers. The Easter Egg Hunt was held due to two volunteers stepping up at the last hour. The Garage Sale and Summer Event will be canceled unless someone volunteers to help.

Cul-de-Sac Committee Report – May 2022

- Inspected all 18 Cul-de-Sac Islands and 5 Retention/Detention Ponds within the last week
 - Trees, plants and general maintenance:
 - All Island plantings in good maintenance
 - Retention/Detention Pond Issues:
 - None
- Island 18 and 11 Renovation Update
 - Island #18 (SE 179th St & 152nd Pl SE)
 - Trees were removed last week and all tree-rounds removed.
 - Curbing and stumps have been removed.
 - Utility locations have been marked.
 - Asphalt area to be replaced has been marked.
 - Island #11 (SE 178th Street)
 - Asphalt company has marked Island 10 for curb replacement rather than Island 11 due to similarities in street address.
 - George will contact them to ensure they identify the proper Island for curb replacement.

Please note that, if a homeowner wants to reserve a park, he or she should contact the CAM chair at commonareas@crcwhoa.org.

Web Site:

Ian is working on the new site. We postponed discussion of procuring a Zoom license for the HOA until we have more experience of hybrid meetings.

Capital Improvement Committee:

A subcommittee is needed to talk about the plants for the main CR entrance later this year.

Nominating Committee

Currently we have no open positions on the Board.

Old Business:

The first review was done May 14th through May 17. Then the second review will be 30 days after the postcards go out.

The solar panel standard was reviewed and the decision was made to add the RCW reference number to it. It will be sent back out, then officially approved and signed at the next board meeting.

New Business:

Canber has requested an increase in their payment of 10% for the rest of their contract which is due to expire in January 2023, due to the increase in costs such as gas. George was asked to suggest that, if we approve the 10% increase, that they agree to hold to that new price until January 2025 instead of asking for an increase in January 2023 when they sign a new contract.

We decided to require two BOD members to approve starting the process to file a lien. Currently only one BOD member must sign off on the process. Dawna and Randy will join George in this effort.

Due to the increase in difficulty of work that our bookkeeper has been experiencing, we decided to investigate giving her a raise next year.

We want to look at updating our HOA CC&Rs, which will require a vote of all homeowners. We are interested in the impact of rentals in our HOA. Currently we have about 15% of homes in our HOA identified as rentals. We want to consider the possibility of some sort of limit on the number of rentals. We will also look at fining homeowners whose rentals do not have valid, current paperwork on file with the HOA. We are considering a fine of \$400 plus \$50 per week, starting 30 days after the lease expiration date as shown in our paperwork.

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 discussed the status of three properties with legal issues.

A motion was made to adjourn the meeting at 8:20pm.

Next Board Meetings:

- 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



SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE SAFETY EDUCATION

May 2022

Renton Regional Fire Authority receives calls each year regarding recreational fires. The following information comes from the Puget Sound Clean Air Agency and the International Fire Code as adopted by law, which regulates outdoor burning. Recreational fires are defined as cooking fires and charcoal barbecues, campfires and bonfires in designated areas or on private property for cooking, pleasure or ceremonial purposes. Fires lit in chimineas, fire pits, fire bowls and similar free-standing devices (except burn barrels which are illegal) fall under this definition. They are allowed in both urban and unincorporated areas.

***Put Safety First and
Ensure You Meet These
Requirements:***

- **Keep it small.** Fires must not exceed three feet in diameter or two feet in height.
- **Only use the allowed fuel.** Only charcoal, dried firewood or manufactured fire logs may be used. It is illegal to burn anything else.
- **Stay clear of structures.** Fires are required to be 25 feet away from structures or combustible items (such as a fence).
- **Constant attendance is required.** A person capable of extinguishing the fire must attend it all times, and the fire must be extinguished before you leave.
- **Mind all bans.** Recreational fires are always prohibited during air-quality and fire safety burn bans.
- **Be a good neighbor.** If smoke from your fire bothers your neighbors, damages their property or otherwise causes a nuisance, you must immediately put it out.

Window Safety in Your Home

Nice weather may mean allowing fresh air into our homes. However open windows, especially upper-story ones, can create fall out. We offer you the following safety tips:

- A window screen is NOT enough to keep children safe. Young children should always be supervised.
- Install window locks or guards on windows to prevent from opening more than 5 inches. Window locks and guard hard
- Move furniture away from windows to reduce access to the window.
- Teach your children how to safely use a window to escape during an emergency.



Grilling Safety

There's nothing like outdoor grilling. It's one of the most popular ways to cook food. But, a grill placed too close to anything that can burn is a fire hazard. They can be very hot, causing burn injuries. Follow these simple tips and you will be on the way to safe grilling.



SAFETY TIPS

- Propane and charcoal BBQ grills should only be used outdoors.
- The grill should be placed well away from the home, deck railings and out from under eaves and overhanging branches.
- Keep children and pets at least three feet away from the grill area.
- Keep your grill clean by removing grease or fat buildup from the grills and in trays below the grill.
- Never leave your grill unattended.
- Always make sure your grass grill lid is open before lighting it.

CHARCOAL GRILLS

- There are several ways to get the charcoal ready to use. Charcoal chimney starters allow you to start the charcoal using newspaper as a fuel.
- If you use a starter fluid, use only charcoal starter fluid. Never add charcoal fluid or any other flammable liquids to the fire.
- Keep charcoal fluid out of the reach of children and away from heat sources.
- There are also electric charcoal starters, which do not use fire. Be sure to use an extension cord for outdoor use.
- When you are finished grilling, let the coals completely cool before disposing in a metal container.



Significant Incidents:

Significant Incident Monthly Summary: April 2022

- 1594 Total Incidents (RFA Responses)
 - 3 Significant Incidents
 - 2 Significant EMS Calls
 - 0 Significant Fire Calls
 - 1 Significant Special Ops Call
 - 0 Significant Malicious False Alarm Calls
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- On Wednesday, April 6th, Renton RFA responded to a motor vehicle/pedestrian accident in Station 17's area on the corner of SE 171st Way and 140th Ave SE. Renton RFA responded with Puget Sound RFA and King County Medic One and 1 aid unit, 1 engine and 1 officer rig for a total of 7 RFA personnel. A pedestrian was crossing the street from the corner of SE 171st Way and 140th Ave SE and was struck by a white van. Units arrived on scene to find one patient down in the road (inside lane of 2 northbound lanes on 140th Ave SE) and conducted a rapid triage and scene safety. The patient had obvious injuries, not compatible with life. A317 took over triage for any other patients and E317 conducted patient care. KCSO officers arrived, secured the scene and conducted their investigation.
 - On Monday, April 25th, Renton RFA responded to a chemical spill/leak in Station 13's area at the local hospital located at 400 SW 43rd St. Renton RFA responded with 1 engine, 1 Hazmat unit and 1 officer rig for a total of 7 RFA personnel. Boiler room operator performing a transfer of CH20 from one tank to another when he noticed a reaction in the tank. Chemicals were bubbling over and emitting gas. HM314 was on scene and assigned to recon. E313 assigned decon and deny entry. Hospital placed on Code Orange alert which indicates a Haz Mat leak (shelter in place, no evac). HM314 confirmed atmosphere in boiler room within normal limits, products contained in their vessels. Determined to let product stabilize and continued to monitor air and temp readings. Hospital Safety Manager called ACT Enviro, a Haz Mat clean up company.
 - On Friday, April 29th, Renton RFA responded to 2-car head on collision at the intersection of SE 128th St and Patriot Way SE in station 16's area. Renton RFA responded with Eastside Fire and Rescue, KC Medic-One, KC Sheriff Office and Tri-Med Ambulance and 1 aid unit, 2 engines and 1 officer rig for a total of 9 RFA personnel. Driver in a pick-up truck swerved to avoid something in the road and collided head on with a KIA Soul. E316 arrived on scene to a two car, heavy mechanism MVA with patients tagged as one red, one yellow and one green. E178 assigned to extract female trapped in the vehicle. L311 arrived and assisted with extrication while A312 was assigned to patient care. Driver of the pick-up truck was re-triaged from yellow to red; Medic-One transported to Harborview. Passenger of pick-up was re-triaged from green to yellow; Tri-Med transported to Harborview. Driver of KIA Soul was re-triaged from red to striped, carefully extricated and placed in the A312 unit until the medical examiner arrived. KCSO secured the scene and conducted their investigation.