

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**August 16th, 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, George McGill, Ian Ludwig and Randy Vermillion

**Others Present:** One homeowner, Sam (police officer), our bookkeeper and Jennifer Hill (lawyer)

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

**Fire Department Report:** See end of minutes.

**Police Report:** Last month in Fairwood we had 91 calls for service that ended up with case reports being taken in our HOA area. Two car prowls and a stolen vehicle. Not bad!

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

**Homeowner Concerns:**

A homeowner pointed out two trees that need to be removed before they fall and hurt someone. See CAM report for more information.

Another homeowner asked about whether ground cover would be approved to replace grass that is not growing, due to conditions. The answer is that it would be allowed, depending on the circumstances.

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, parents with strollers and mobility challenged people using walkers.

**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](mailto: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](mailto: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.

- I was contacted from two Homeowners whose property backs up to CR Pipeline. According to the plat maps the HOA owns this strip of land. They asked if the HOA would clear away the brush, weeds and blackberry bushes which we have agreed to do. I was also contacted about the path that goes down into CR Park having weeds and a tree that needs to be cut down – this has been done.
- I have had the water turned on and the required Backflow Test have been done and results sent to Soos Creek W and S.
- A resident contacted us about the 3 sprinklers at CW being on for 24 hrs. It was a stuck valve and has been repaired. Thank You for letting us know.
- The CW Basketball Backboard has been vandalized and is broken. Please ask your children if they saw who might have done this the HOA is offering a reward for information if it helps us find out who did this. We have decided to put up a piece of exterior plywood and paint it white for now.
- 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:

2 gutter  
 2 roof  
 1 railing  
 1 fence  
 3 paint or stain  
 2 siding  
 1 chimney top

### **Complaints Negotiations Report:**

One continuing complaint about chickens that could not be confirmed

### **Treasurer's Report:**

Reports look good.

### **Legal and Insurance Report:**

The legal report had to do with the new rental R&Rs that our bookkeeper and Jennifer have been working on. We have been having issues with both renters who tell us that the landlords did not tell them that they would be in an HOA and with properties that we have no way to contact homeowners or renters if there is a problem (fire or flood, for example). The Board voted to approve the new rules.

### **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 will be canceled unless someone volunteers to help. We had a volunteer step up for the Summer Event, to be held in 9/11 from 4pm to 7pm but she will need help.

## **Cul-de-Sac Committee Report – August 2022**

- Inspected all 18 Cul-de-Sac Islands and 5 Retention/Detention Ponds within the last 2 days
  - Trees, plants and general maintenance:
    - All Island plantings in good maintenance
  - Retention/Detention Pond Issues:
    - None
- Island 18 and 11 renovation is complete
  - Island 18 has been leveled and new landscape bark laid

Last report on this topic

Please note that, if a homeowner wants to reserve a park, he or she should contact the CAM chair at [commonareas@crwhoa.org](mailto:commonareas@crwhoa.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 but there were no call ins for this board meeting.

### **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 final walk-through review is being completed at this time

The rental standard is in work and issues with renter communication were discussed. See Legal above

The proposed private party at our park was canceled.

We agreed that both dumpsters and PODS need to have an approved ACR that agrees that they will be entirely on the private property (not on the sidewalk or road) and have an agreed upon delivery and removal date.

Jennifer will send us some suggestions about how to view yard signs and flags.

### **New Business:**

We voted to renew the pipeline lease.

Ian will be given check signature authority. There was some discussion about setting up a debit or credit card for use by volunteers, but the Board decided to skip that action at this time.

**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](mailto:bookkeeper@crcwhoa.org). No one will see your email and we will not give it to anyone.

#### Roles for the 2022 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](http://www.crcwhoa.org)

Facebook - Candlewood Ridge/Carriagewood HOA

Email – [president@crcwhoa.org](mailto:president@crcwhoa.org) [info@crcwhoa.org](mailto:info@crcwhoa.org) [architecture@crcwhoa.org](mailto: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](mailto:bookkeeper@crcwhoa.org).

#### **Executive session:**

Several issues were discussed with our lawyer.

A motion was made to adjourn the meeting at 7:56pm.

#### **Next Board Meetings:**

- September 20<sup>th</sup>, 2022
- October 18<sup>th</sup>, 2022
- November 15<sup>th</sup>, 2022
- December 20<sup>th</sup>, 2022
- January 17<sup>th</sup>, 2023
- February 21<sup>st</sup>, 2023
- March 21<sup>st</sup>, 2023
- April 18<sup>th</sup>, 2023
- May 16<sup>th</sup>, 2023
- June 20<sup>th</sup>, 2023
- July 18<sup>th</sup>, 2023
- August 15<sup>th</sup>, 2023
- September 19<sup>th</sup>, 2023
- October 17<sup>th</sup>, 2023
- November 21<sup>st</sup>, 2023
- December 19<sup>th</sup>, 2023

**Annual Meeting:**

- January 24<sup>th</sup>, 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](mailto: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](mailto:president@crcwhoa.org)



# SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

## August 2022

### Summer Burn Restrictions:

Warm, dry weather has prompted annual restrictions. This is a Phase 1 burn and applies to all outdoor land clearing and residential yard debris burning. The use of recreational burning is still approved under the following conditions:

1. Firewood shall be seasoned and dry.
2. Be built in a metal or concrete fire pit, such as those typically found in designated campgrounds; and not be used as debris disposal.
3. Grow no larger than three feet in diameter.
4. Be in a clear spot free from any vegetation for at least 10 feet in a horizontal direction, including at least 25 feet away from any structure and allow 20-foot vertical clearance from overhanging branches.
5. Be attended at all times by an alert individual and equipment capable of extinguishing the fire.
6. Completely extinguish campfires by pouring water or moist soil in them and stirring with a shovel until all parts are cool to the touch. The use of self-contained camp stoves is encouraged as an alternative.
7. No burning when winds exceed 15 MPH.

### Display Your Address Properly

You can help emergency responders locate your house by properly displaying your address and following some guidelines:

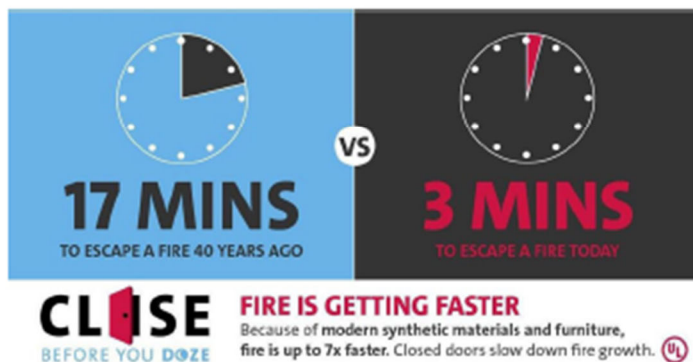
- Use Large Numbers: Every single-family house should use numbers at least 4" high. Multiple dwellings units such as apartments and duplexes, as well as non-residential buildings should use numbers that are at least 6" high. Commercial or industrial units should be at least 18" high.
- Be Visible in the Dark: Put the numbers on your house or under a light. Numbers must be of contrasting color to the background.
- Be Visible from Both Directions: Numbers on your mailbox should be posted on both sides. Emergency vehicles may not arrive from the same side as a mail carrier.
- Locate Near the Road: If your home is not visible from the street, post numbers so that they are clearly visible from the road.
- Uncover the Numbers: Move anything that may obstruct a clear view (bushes, flower baskets, flags, etc.)



We Can't Help You If We Can't Find You!

### "CLOSE BEFORE YOU DOZE" -

Do you sleep with your bedroom door closed at night? Closing your bedroom door before you go to sleep is a simple step you can add to your families nighttime routine to keep all safe. A closed door can isolate the fire's flow, reduce room temperatures, and keep carbon monoxide levels down. It's as simple as that - closing your door can help slow the spread and even stop a fire.







## Significant Incidents

### Significant Incident Monthly Summary: July 2022

- 1,831 Total Incidents (RFA Responses)
- 8 Significant Incidents
- 2 Significant EMS Calls
- 6 Significant Fire Calls

#### Incident Details:

- On Monday, July 4th, Renton RFA responded to a residential fire in Station 12's area on the 1500 block of Kirkland Ave NE. Renton RFA responded with Renton PD, Skyway Fire, KC Medic One and 1 ladder unit, 1 aid unit, 5 engines, 2 officer rigs and 1 fire investigator for a total of 22 RFA suppression personnel. Upon arrival, the crews found a small vacant one-story duplex with heavy fire and smoke. They were unable to complete a full search of the structure for occupants due to heavy fire conditions. Crews worked to knock down the fire successfully. The fire investigator contacted the reporting neighbor for information and began their investigation. Cause of the fire still to be determined. No injuries were reported.
- On Monday, July 11th, Renton RFA responded to a motor vehicle accident with injuries in Station 11's area on the 2200 block of Maple Valley Hwy. Renton RFA responded with Renton PD, KC Medic One and 1 ladder unit, 1 engine, 1 aid unit and 2 officer rigs for a total of 10 RFA personnel. A car and a semi-truck collided in a parking lot, and crews arrived to find 3 patients in critical condition and 2 patients needing moderate medical treatment. RFA personnel assisted Medic One with triage and treatment and all patients were transported to Harborview Medical Center.
- On Monday, July 11th, Renton RFA responded to a building fire in Station 13's area at 10828 SE Petrovitsky Rd. Renton RFA responded with 1 aid unit, 1 ladder unit, 4 engines, 2 officer rigs and 2 fire investigators for a total of 18 RFA suppression personnel. Crews were dispatched for smoke investigation and arrived to find a metal storage building with heavy smoke from all sides. Crews were delayed in reaching the structure due to vegetation limiting access to the building. Once established, they used the ladder truck to set up aerial master stream strategy to knock down the fire. A primary search was completed and fire investigators were called. No RFA personnel were injured during the call.
- On Tuesday, July 19th, Renton RFA responded to a building fire in Station 11's area on the 300 block of Wells Ave S. Renton RFA responded with Renton PD, King County Medic One, Puget Sound RFA, Tukwila Fire, Skyway Fire and 1 aid unit, 1 ladder unit, 5 engines, 2 officer rigs and 2 fire investigators for a total of 21 RFA suppression personnel. A male occupant was smoking in his recliner while wearing an oxygen cannula when a fire started, creating a large amount of smoke in the unit. For unknown reasons, the male occupant fell out of his 3-story window onto pavement below, causing his death. Crews arrived to find the patient and began assisting Renton PD with CPR. Additional personnel arrived and completed a successful fire knock down. King County Medical Examiner removed the body from the scene while the building was placed on fire watch and turned back over to property management.
- On Wednesday, July 20th, Renton RFA responded to a building fire in Station 17's area in the Fairwood Landing Apartments. Renton RFA responded with King County Medic One, KC Sheriff, Puget Sound RFA, Tukwila Fire, Skyway Fire and 3 aid units, 1 ladder unit, 5 engines and 2 officer rigs for a total of 26 RFA personnel. Initial reports were for a car fire under a carport. Upgraded to a commercial fire enroute with reports of multiple cars with explosions, the carport and exposure to a nearby apartment building with possible occupants inside. Crews arrived on scene to report a medium, 2-story apartment building, 6 vehicles fully involved including the carport and extending to the building. Fire attack commenced on the vehicles with primary and secondary searches conducted and no occupants found. Additional units on hand included 2 rehab units, medics, cadets, KC Sheriff, KC Metro and Red Cross. RRFA turned the scene over to building management who performed a fire watch. No citizens or personnel were injured.

- On Saturday, July 23rd, Renton RFA responded to a shooting in Station 11's area on the 100 block of Logan Ave S. Renton RFA responded with KC Medic One, Tri-Med, Skyway Fire and 1 ladder unit, 2 engines and 2 officer rigs for a total of 11 RFA personnel. Crews received reports of up to 5 citizens shot prior to arriving on scene. Renton PD gave Code 4 for fire personnel to enter. Crews assisted Medic One with triage and patient removal as bystanders pushed and grabbed RFA personnel. Over 50 people were actively fighting with police. Total of 2 red patients, 2 yellow patients and one striped. Once all known patients were located, all units were returned to service. King County Medical Examiner removed the body of the striped patient from RFA care. No fire personnel were injured.
- On Saturday, July 23rd, Renton RFA responded to a residential fire at a mobile home community in Station 12's area on the 200 block of Union Ave SE. Renton RFA responded with 1 ladder unit, 1 aid unit, 4 engines and 2 officer rigs for a total of 19 RFA personnel. Crews arrived on scene to a double-wide mobile home with heavy smoke and fire in the attic. The occupants were already evacuated upon arrival, and it was determined that the fire started in a ceiling fan. Personnel completed a primary search and found nothing while additional crews knocked down the fire and completed salvage and overhaul. No citizens or RFA personnel were injured.
- On Sunday, July 24th, Renton RFA responded to a residential fire in Station 11's area on the 200 block of Powell Ave SW. Renton RFA responded with KC Medic One, Tukwila Fire, Skyway Fire and 1 ladder unit, 2 engines, 1 officer rig and 1 investigator for a total of 10 RFA suppression personnel. Crews arrived on scene to a small 2-story, split-level house with an exterior fence on fire, with fire extending into the attic. They found no basement or additional hazards, put the fire out, and continued to monitor conditions in the attic. Personnel assisted the homeowners with retrieval of their personal items. Primary/secondary searches were accomplished, achieving an 'all clear'. Overhaul was performed and the scene was turned over to the RFA investigator. Later in the call, the occupant who had safely evacuated had a syncopal episode, possibly due to being dehydrated and standing in the sun. RFA personnel assisted Medic 7 with treating the patient who was eventually transported to Valley Medical Center. No injuries were reported.