

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**November 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 and Ian Ludwig

**Others Present:** One homeowner family (husband and wife) and Sam (police officer)

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

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

**Police Report:** 121 calls for service in Fairwood, two were in your area. One larceny from a building and a robbery of a citizen walking on the trail.

Please note, that, due to a TikTok challenge, KIA and Hyundai cars are being stolen at an alarming rate (several every day). If you have a KIA or Hyundai car, either put it in the garage or block it in. Due to recent law changes, the police cannot chase most stolen cars and thus they are usually found abandon somewhere. If you cannot park it in the garage or block it in, you might use a “club” type device that locks the brake pedal. If the thief cannot depress the brake pedal, he cannot start the car. The club device on the steering wheel can be easily defeated by cutting the steering wheel but the metal of the brake pedal is a much stronger steel and cannot be easily cut.

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

**Homeowner Concerns:**

One homeowner is trying to sell their property but the buyers have been voicing concerns about their fence. This is an issue because it encroaches on the CW Park. We talked to them about what could be done to help them and they seemed to be accepting of what we decided.

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.
- Water is turned off and system has been winterized.
- We were notified of two trees in CW Park and one in the CR Pipeline area that are dead and in danger of falling. I have ordered Canber to cut them down.
- 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 up to 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:

- 1 gutter
- 1 mailbox
- 1 roof
- 1 fence\*
  - Current fence is on HOA land (CW Park).

### **Complaints Negotiations Report:**

No new complaints this month,

### **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 held due to two volunteers stepping up at the last hour. The Garage Sale was canceled because no one volunteered to help. We had three volunteers step up for the Summer Event (AKA BBQ).

### **Cul-de-Sac Committee Report – November 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
  - Issues:
    - Island #8 (SE 178<sup>th</sup> Ct) – it looks like original garbage truck tire marks were removed/flattened and then the garbage truck again drove over a corner of the island leaving tracks.

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

### **Web Site:**

Ian is working on the new site. He is working on setting up new email addresses via gmail as the current ones are overloaded easily.

### **Capital Improvement Committee:**

No report this month

### **Nominating Committee**

Currently we have no open positions on the Board.

### **Old Business:**

We have agreed that both dumpsters and PODS should 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. Both dumpsters and PODS will be approved for up to 60 days which can be extended if the Board approves. If anyone sees a new dumpster or PODS, let the bookkeeper know. We are working on an official policy for these items. We are waiting for Jennifer (our lawyer) to send us examples of what other HOAs are doing.

Jennifer sent us a copy of what other HOAs are using for signed and flags. We approved the policy, with some modifications, in principle, but will vote on the new policy in the December Board meeting after melding it with our existing sign regulations.

We talked more about setting up an online portal for paying HOA dues. We will set up a method to pay the entire annual dues (no interest or fines), with the homeowner paying the cost (about 3%). This is a work in process.

We talked about the annual postcard project, which is taking a lot more time each year and is becoming awkward. We need to scale back the time it takes the bookkeeper to track the effort. The review will take place

in May of 2023 but the results may be handled by the Complaints chair. Because of the cost of stamps, the issues may be communicated via email instead of U.S. Mail if we have an email account for that homeowner.

### **New Business:**

None 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:**

No session this month

A motion was made to adjourn the meeting at 7:57pm.

### **Next Board Meetings:**

- 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. All Homeowners are welcome to attend. Please contact the president of the board if you have issues with attending in person at [president@crcwhoa.org](mailto:president@crcwhoa.org)



# SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

## November 2022

### Daylight Saving's Time Ends

With the end of Daylight Savings Time on Sunday, November 6th, 2022, at 2 A.M., RRFA reminds community members to check the batteries in their smoke alarms to ensure these important fire safety devices are properly functioning. If your alarms have a 10-year battery, they should be tested by pressing the TEST button on the alarm. It's also a good time to check the date on the back of the alarm to ensure your alarm is no older than 10 years. Most newer smoke and carbon monoxide alarms are "10-year" units. A 10-year smoke alarm is powered by a sealed lithium battery that has a lifespan of 10 years. These alarms provide 10 years of continuous protection with no need to replace for the life of the alarm. If you have a unit with 9V or AA batteries, be sure to change the batteries when you change your clocks.

#### Daylight Saving's Time Ends November 6th

Fall back safely. Test your smoke alarms monthly and change replaceable batteries at least once a year.



Safety should be a top of the recipe list for Holiday cooking. Did you know that Thanksgiving Day is the peak day of the year for home cooking fires? Cooking equipment, most often range or stove tops are the leading cause of home fires and injuries. As you plan your Thanksgiving menu, here are some fire safety tips to keep in mind.

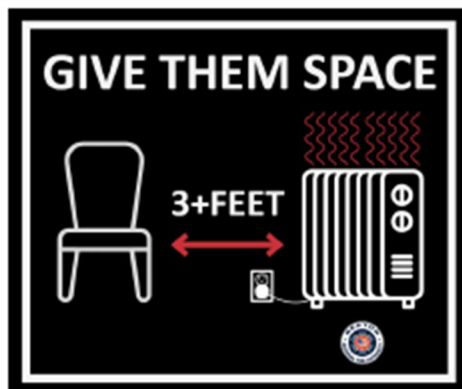
- Be on alert! Stay in the kitchen while you are cooking.
- Keep anything that can catch fire (i.e. oven mitts, paper towels, curtains, wooden utensils, etc away from your stove top.
- Turn the stove burners off if you need to leave the kitchen or house for any period of time.
- Never wear loose clothing or dangling sleeves while cooking.
- Turn pot handles towards the back of the stove to avoid bumping.
- In case of an oven fire, turn off the oven and keep the door close until it's cool.
- Keep an eye on what you fry. Most cooking fires start when frying food.



### Space Heaters:

When used properly, portable space heaters can be great for heating small areas. Ensure you use them safely by following these tips.

- Heaters need space. A fire can start if curtains, furniture, pillows, papers or other items are too close to a heater.
- Keep ALL objects at least 3 feet from portable space heaters.
- Turn space heaters off before going to bed or before leaving the room.
- Portable space heaters should be plugged directly into a wall outlet only and never into an extension cord or power strip.







## Significant Incidents

### Significant Incident Monthly Summary: October 2022

- 1,717 Total Incidents (RFA Responses)
  - 4 Significant Incidents
  - 0 Significant EMS Calls
  - 3 Significant Fire Calls
  - 1 Significant Special Ops Call
- 15 Significant Malicious False Alarm Calls

#### Incident Details:

• On Sunday, October 9th, Renton RFA responded to a fire in an abandoned residence in Station 11's area on the 300 block of Wells Ave N. Renton RFA responded with King County Fire District #20 and 4 engines, 2 officer rigs and 1 investigator unit for a total of 15 RFA personnel. Units arrived on scene and got the fire under control. After the crew searched the structure, they declared an "all-clear" and the fire investigator began their investigation.

• On Wednesday, October 12th, Renton RFA responded to a residential fire in Station 11's area on the 400 block of Lind Ave NW. Renton RFA responded with King County Fire District #20, Tukwila Fire, King County Medic One and 4 engines, 2 officer rigs and 1 investigator unit for a total of 15 RFA personnel. Units arrived at a one-story residence with heavy fire and smoke. Residents had evacuated and crews secured the family dog in the basement until it could be safely removed from the structure. Once the fire was put out, crews did a complete search and declared an "all-clear". Fire investigator began their investigation and one unit remained to monitor for any rekindling.

• On Monday, October 17th, Renton RFA responded to a brush fire in Station 17's area at 140th Way & 142nd Pl SE. Renton RFA responded with Puget Sound RFA, Tukwila Fire, King County Medic One and 4 engines, 1 brush rig, 1 aid unit and 2 officer rigs for a total of 21 RFA personnel. There was a report of smoke coming from a wooded area with a homeless encampment. The area is overgrown with blackberries and is accessible from a trail underneath power lines. Units responded to a creeping fire and light wind and immediately coordinated their fire attack. A crew was assigned to monitor the fire scene and patrol the area to ensure it did not flare up. Crews continued to monitor the area until the expected rainfall came.

• On Tuesday, October 25th, Renton RFA responded to a trench rescue in King County Fire District (KCFD) #20's jurisdiction on the 7700 block of S Sunnycrest Rd. Renton RFA responded with KCFD #20, Puget Sound RFA, King County Medic One and 1 hazmat unit, 1 engine and 1 officer rig for a total of 7 RFA personnel. Crews arrived to find a patient with a leg injury in a 5-6' deep trench at their residence. All responding units coordinated the rescue operation and safely extricated the patient. KCFD #20 took over the scene and all other units returned to service.

For more information, please visit our website: [www.rentonrfa.com](http://www.rentonrfa.com)