

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
January 17th, 2023

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: Four homeowners and Sam (Sheriff)

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

Fire Department Report: See end of minutes.

Police Report: Another perfect month! 90 paper calls in Fairwood, none were in your HOA area.

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:

A homeowner came and had issues with a perceived lack of response from our HOA about some issues he had (yard and residence issues). He was not getting his mail at home, changed to a PO Box, received some but not all mail and now has gone back to delivery at home. He stated he has not received HOA mail or statements. He agrees that some has been returned to the HOA as he did not have forwarding set up. He wrote a very detailed email that he will send to George and George will get back to him ASAP.

Another homeowner had a similar issue but this one had gutter complaints. He asked for an appeal and never heard back (according to him). He said he has cleaned the gutters and has not heard back if they are OK. Again, George will make sure that his gutters are inspected Thursday (which was done and they were approved).

Yet a third homeowner also felt that he had non-response issues. He has the rental and had a Property Mgt. service that did not do their job correctly in 2020-2022 and he has since changed Mgt. companies (2022). Only in early 2022 did he demand to receive all HOA correspondence. He gave George a printout of an email his Prop. Mgt. co. says they sent to the HOA but it had the wrong email on it (.com instead of .org) so the HOA did not receive it. By September he was emailing the bookkeeper and receiving no response – in December, after sending in a certified letter he only received another notice of additional fines from bookkeeper. According to him there were no replies to his emails or certified letter. George will review the situation.

The Board felt that we were confident that proper communication was given but that since they had expressed a concern we would follow up with it. One comment that needs to be made is that, if the homeowner feels that he/she is not getting through to the HOA, they should 1) check to be sure that the email address is correct; 2) check their junk folder to be sure that it was not sent there and 3) remember that the HOA person responding to you will often change the subject to make it easier to find correspondence. We normally put your div/lot number in the subject.

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. 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.
- The windstorm we had brought down one tree in CW Park and many branches at all the Common Areas and sidewalks and streets. We hired Camber (an extra crew) to cut up the downed tree and clean up many of the branches from all the Common areas as well as from a lot of the main streets and sidewalks.
- 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 window replacement
- 1 solar panel installation
- 1 garage door replacement
- 1 mailbox installation
- 1 paint/siding/deck replacement

Complaints Negotiations Report:

No new complaints this month,

Treasurer's Report:

The reports looked good. 60 homeowners used the new online payment. That will be closed on January 31st but homeowners can contact the bookkeeper for a one time usage after that.

Legal and Insurance Report:

Nothing 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). Easter will be early April and some people are expected to volunteer.

Cul-de-Sac Committee Report – December 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

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. He is working on setting up new email addresses via gmail as the current ones are overloaded easily. Please note that the current website is www.crcwhoa.com, not .org while the current email addresses are .org. Ian will determine who owns the www.crcwhoa.com, and www.crcwhoa.org names. He is also going to set up the new email addresses ASAP.

Capital Improvement Committee:

No report this month

Nominating Committee

We will have one open position on the Board.

Old Business:

Catherine had sent out a copy of the power point from 2022 to be updated for 2023. As of the meeting only 2 pages still needed revisions.

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 will be handled by the Complaints chair.

New Business:

We talked about the need to find a new Board member and to reshuffle the duties for 2023.

The annual meeting will be on a Wednesday and will be in person for the first time since 2020.

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 crcwbookkeeper@gmail.com

. 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.com

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 crcwbookkeeper@gmail.com

Executive session:

Not required

A motion was made to adjourn the meeting at 9:10pm.

Next Board Meetings:

- 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 25th, 2023 7:00 at Fairwood Community United Methodist Church. All Homeowners are welcome to attend.

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



SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

January 2023

Preventing Frozen Pipes

Temperatures below freezing can cause pipes in your home to leak due to expanded, frozen water within. Use these tips to avoid indoor flooding and/or other dangers.

- Repair and seal cracks around windows and doors that can allow cold air to reach indoors.
- Seal around pipe openings to prevent cold airflow.
- Remove, drain and store outdoor hoses and close inside valves that supply outdoor lines.
- Open outside valves during winter months so that remaining water can expand without breaking pipes.
- Know the location of the shut-off valve for your water supply.
- Keep the thermostat above 55 degrees, even when traveling.
- Open kitchen and bathroom cabinet doors to give indoor plumbing access to warmer air. Allow faucets to drip.
- Monitor water-based fire protection systems.



Simple Ways to Prevent Water Pipes from Freezing

We're on Social Media!

Stay connected with RRFA on our social media sites

"Like" us on Facebook:

Renton Regional Fire Authority

Follow us on Instagram:

@rentonrfa

Follow us on Twitter: @RentonRFA



It's a new year and time for a fresh start when it comes to fire safety! Resolve to spending just a few minutes reviewing the included winter safety information to make sure you start your new year off safely!

Understanding Carbon Monoxide Poisoning:

Carbon monoxide, or CO is an odorless, colorless gas that can cause sudden illness and death. CO is produced by burning gasoline, wood, propane, charcoal, or other fuel. Improperly ventilated appliances and engines, particularly in a tightly sealed or enclosed space, may allow carbon monoxide to accumulate to dangerous levels.

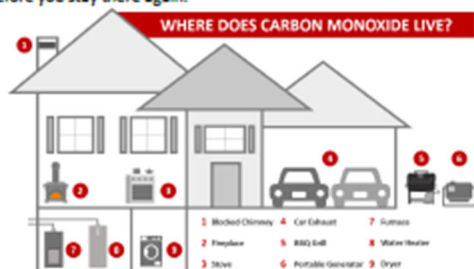
Poisoning Signs:

The most common symptoms of CO are headache, dizziness, weakness, nausea, vomiting, chest pain, and confusion. Poisoning occurs when carbon monoxide builds up in your bloodstream. When too much carbon monoxide is in the air, your body replaces the oxygen in your red blood cells with carbon monoxide. This can lead to serious tissue damage, or even death. Consider these prevention tips.

• **Install carbon monoxide detectors.** Put one in the hallway near each sleeping area in your house. Check the batteries every time you check your smoke detector batteries. If the alarm sounds, leave the house and call 911 or the fire department. Carbon monoxide detectors are also available for motor homes and boats.

• **Open the garage door before starting your car.** Never leave your car running in your garage. Be particularly cautious if you have an attached garage. Leaving your car running in a space attached to the rest of your house is never safe, even with the garage door open.

• **Make repairs before returning to the site of an incident.** If carbon monoxide poisoning has occurred in your home, it's critical to find and repair the source of the carbon monoxide before you stay there again.



Generator Safety:

Portable generators are useful during winter storms, but if not used safely, they can cause injuries and death.

- Use portable generators outdoors in well-ventilated areas away from all doors, windows and vents.
- Make sure you have carbon monoxide alarms in your home.
- Do not use a generator in a wet area. This can cause shock or electrocution.
- Connect appliances to the generator with heavy-duty extension cords.
- Do not fuel your generator when it is running. Spilling gas on a hot engine can cause a fire.





December 2022 Significant Incidents:

- 2,066 Total Incidents (RFA Responses)
- 0 Significant EMS Calls
- 1 Significant Fire Calls
- 0 Significant Special Ops Call
- 10 Significant Malicious False Alarm Calls

Incident Details:

• On December 16, 2022, Renton RFA responded to a residential fire in Station 17's area on the 15000 block of 124th PI SE. Renton RFA responded with Puget Sound Regional Fire and 1 ladder unit, 1 aid unit, 3 engines, 2 officer rigs and 2 investigator units for a total of 17 RFA personnel. Units arrived on scene to report light smoke coming from the eaves of the home. Homeowner indicated the alarm app showed a fire on the right side of the stove top with smoke in the kitchen and confirmed there were no residents inside. Crews put out the fire then searched the entire structure and reported nothing found. The cause of the fire was combustibles on the right side of the stove top. No injuries were reported.

For more information, please visit our website: <https://rentonrfa.com>

