

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
February 21st, 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: Two homeowners, Don (Legal and Insurance) and Sam (Sheriff)

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

Fire Department Report: No Report this month

Police Report: 98 calls for service that ended up on paper in Fairwood, two were in our HOA area. One simple assault and one reckless shooting down on the pipeline. Someone heard several gunshots at 1am on the 20th, then found the bullet casings when they searched the next morning. No suspects identified—

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 and the annual meeting minutes were approved.

Homeowner Concerns:

Last month a homeowner had non-response issues that seemed to be associated with a property management company that did not communicate with him. This month we decided that we would deal only with the owners and not with property management companies to avoid such issues in the future.

A homeowner wanted conformation from the entire board that the decisions that had been communicated to him were the decision of the entire board. A second homeowner showed up to drop off some roofing research that another homeowner had done.

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.
- I requested a quote for Barking all Common Areas and cds Islands: Islands 2450.00 , CW common areas – 2800.00 , CR Common areas – 2660.00. Total for all \$7910.00. It was moved and approved to spend this money.
- We received a notice from SCW&S for shut off and delinquent fee. I went over and met with them, there was a big miscommunication with us and them, mostly them and they removed all penalty charges. Part of the problem was a new billing software system, the old bookkeeper retired and a new bookkeeper just started. They brought the retired bookkeeper back for 60 days to help straighten things out and we are all good 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 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 roof replacement
- 2 solar panel installation
- 2 gutters

1 fence

2 paint

Complaints Negotiations Report:

No new complaints this month,

Treasurer's Report:

We decided to approve getting a professional reserves review if less than \$2000. We also decided to step up the reserves by another \$2000 in 2023 and then \$2000 in 2024 rather than \$4000 in 2024.

Legal and Insurance Report:

Don went over the legal concerns that he had been tracking and asked for some enforcement decisions. He also stated that he wanted to step down as Legal and Insurance chair but would be available for backup. He will look to see if we can reduce our insurance costs as the settlement on the tree death is about 5 years old.

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 have agreed to volunteer.

Cul-de-Sac Committee Report – February 2023

No report this month.

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 has set 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 has determined that we own the www.crcwhoa.com, and www.crcwhoa.org names. He will redirect the .org to the .com website.

Capital Improvement Committee:

No report this month

Nominating Committee

We have no open positions on the Board but our newest member was not able to attend this month.

Old Business:

Dawna will investigate coming up with new roofing requirements. The annual meeting was well attended but it was hard to read the presentation. Next year we will look into borrowing a better projector from the Library.

New Business:

We assigned Board positions for 2023.

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 crwbookkeeper@gmail.com

. No one will see your email and we will not give it to anyone.

Roles for the 2023 HOA Board Members

George McGill	Common Areas Chair / Cul-de-sac Chair
Catherine George	Reporting Secretary
Alicia Follette	Complaints / Treasurer
Dawna Hart	ACC Chair
Ian Ludwig	Vice President / ACC Member / CAM Member/ Web Master
David Clark	President
*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 8:80pm.

Next Board Meetings:

- 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