

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

**Others Present:** Six 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:** Verbal report only. Still have cars stolen but 2023 KIAs and Hyundais are not being driven away due to fixes but are still being broken into and vandalized. Sam told us that they need more volunteers to man the community Sheriff's Office. One person volunteered.

Please note, that, due to a TikTok challenge, KIA and Hyundai cars still 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 attended with two concerns. Issue one was the fact that the ACC is still requiring wooden sheds and the materials have improved so much that wood simulations should be approved. We agreed and will be approving her shed request. We will also be looking at revising the old Architecture rules. Issue two was the request for metal raised vegetable beds in the front yard (since the back yard is completely shaded all day, all year). When requested the homeowner was willing to change the cedar instead of metal and the request will be approved. (Both were approved via voice vote, but the official approval emails will be sent out 3/22).

Homeowner two had more issues with the rental agreement because the renters did not want to provide some of the requested information. Since the renters will be moving out 3/22 and they had not signed a lease since before the revised forms were approved last year, we agreed to waive the fines.

Homeowner three had multiple issues. One was that he had been asked multiple times for renter information due to the facts that his mail is not being sent to his HOA address and his payment was not sent from his HOA address. The bookkeeper will be told that he is not renting his house out but does spend a lot of time out of state. Another one was that he has had painting in progress for 2 ½ years but has not completed it. He is being fined for noncompletion of the work. But he asked for an extension in the fall and was given 180 days (the maximum allowed for an ACR) but that did not take him into good painting weather. He is also unhappy that the policy of the HOA is any money that comes in is credited to fines and fees first and only then to dues. He will be coming to the April Board Meeting and completion timing will be discussed further.

Note – we need to update the architecture CC&Rs regarding sheds and front yard appearances. We need to update the CC&Rs with regards to putting money towards fines and fees first and then dues.

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

[crcwcommonareas@gmail.com](mailto:crcwcommonareas@gmail.com)

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.
- The new Homeowner who bought the house with the fence built onto CW Park property contacted me. They wanted to make sure of the property line now since the huge stump and 2 small trees were removed. We laid out the line and it goes through the very center of a large Fir tree. The fence company is going to frame the fence around the tree so the fence is entirely on their property.
- We have increased our Sheriff Patrols in our HOA to 24 hrs. per week, all at night and on random days and times.
- 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:

2 paint requests

2 roof replacements – one still open

1 shed/planter request

### **Complaints Negotiations Report:**

Barking dogs and invisible chickens

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

No report this month.

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

Don went over the legal concerns that he had been investigating. He looked to see if we can reduce our insurance costs as the settlement on the tree death is about 5 years old and found that the surcharge was only in effect for one year and our rates have been going down every year since.

### **Community Events Committee:**

We need volunteers. The 2022 Easter Egg Hunt was held due to two volunteers stepping up at the last hour. The 2022 Garage Sale was canceled because no one volunteered to help. We had three volunteers step up for the 2022 Summer Event (AKA BBQ). Easter will be April 9th this year and some people have agreed to volunteer for the Easter Hunt on Saturday April 8<sup>th</sup> from 10:30 to 12:00. Last year they spent \$1500 and this year they are projecting costs of \$1700. This was moved and approved. We normally scheduled our garage sale for the same time as Fairwood Greens. We need a volunteer to coordinate it.

### **Cul-de-Sac Committee Report – March 2023**

Everything looked OK and the scheduled maintenance was done late last month.

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

### **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. They will be active as of April 1<sup>st</sup> and they will be on the website and the March minutes.

### **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 is still investigating coming up with new roofing requirements. She is waiting for more information.

### **New Business:**

We need to update some governing documents as stated earlier.

**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 to be added to our email announcements, please send your info to [crcwbookkeeper@gmail.com](mailto:crcwbookkeeper@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 / ACC Member
Alicia Follette	Complaints / Treasurer
Dawna Hart	ACC Chair
Ian Ludwig	Vice President / CAM Member/ Web Master
David Clark	President
JP Hines	Member at Large / ACC Member
*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](http://www.crcwhoa.com)

Facebook - Candlewood Ridge/Carriagewood HOA

Email – [crcwpresident@gmail.com](mailto:crcwpresident@gmail.com)

[crcwhelp@gmail.com](mailto:crcwhelp@gmail.com)

[crcwaccchair@gmail.com](mailto:crcwaccchair@gmail.com)

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](mailto:crcwbookkeeper@gmail.com)

A motion was made to adjourn the meeting at 9:25pm.

#### **Executive session:**

We talked about homeowner issues.

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

- 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
- January 16<sup>th</sup>, 2024
- February 20<sup>th</sup>, 2024
- March 19<sup>th</sup>, 2024
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- October 15<sup>th</sup>, 2024
- November 19<sup>th</sup>, 2024
- December 17<sup>th</sup>, 2024

**Annual Meeting:**

- January 23<sup>rd</sup>, 2024 @ 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 [crcwpresident@gmail.com](mailto:crcwpresident@gmail.com)