

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**May 16th, 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 and Ian Ludwig

**Others Present:** None

This monthly meeting was called to order at 7:03 pm

**Fire Department Report:** No Report this month

**Police Report:** No Report this month.

Please note, that, due to a TikTok challenge, KIA and Hyundai cars are still 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 abandoned 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:**

There is a house with too many cars (sometimes 5 or 6). Only 4 are allowed. Homeowners are smoking pot in the CR park and in their cars parked inside the HOA. Both are illegal. In addition, some people are littering in the park. Finally, there is a LOT of dog poop left in the park. Many thanks to those who clean up after their dogs.

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) 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.

- I was contacted by a Homeowner in CR Div3 about a notice that the Post Office left on their 16-unit mailbox, to trim back the bushes so the delivery person could open the door. He asked if since this is HOA property (it is in front of the Detention Pond on SE 176<sup>th</sup> Pl.) would the HOA take care of it. Since it is our property, I went over with my hedge clippers to cut back the bushes and another neighbor was already there trimming. So together we cut the bush back enough that the door could open all the way. They put all the clippings into their yard waste bin.
- Part of the swing set at CW Park has collapsed. The swings have been removed and warning tape has been wrapped around the broken part. We are investigating how to repair or possibly replace.
- 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  
1 roof replacements  
3 decks  
1 landscaping  
1 gutters  
1 fence  
1 driveway

### **Complaints Negotiations Report:**

There is a reoccurring barking dog complaint, but no barking was heard when Board members went to hear

(multiple times).

**Treasurer's Report:**

No report this month.

**Legal and Insurance Report:**

No report this month.

**Community Events Committee:**

We need volunteers. The 2022 Garage Sale was canceled because no one volunteered to help. Ian will investigate what could be done for 2023.

We had three volunteers step up for the 2022 Summer Event (AKA BBQ). They are planning on doing it again in 2023, but more volunteers would help get the work done.

**Cul-de-Sac Committee Report – May 2023**

No major problems currently.

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 set up new email addresses via gmail as the current ones were overloaded easily. They are active as of April 1<sup>st</sup> and they are on the website and the minutes. Ian is working on redirecting the .org website to the .com that is the correct one.

**Capital Improvement Committee:**

No report this month

**Nominating Committee**

We have no open positions on the Board.

**Old Business:**

Dawna is still investigating coming up with new roofing requirements. We will look at her results when she is back in town.

The postcard process is starting. We will start the review process June 1<sup>st</sup>.

We are looking into what the cost of using a property management company would be. This would reduce the load on our volunteer board. We will investigate having one or two companies give a presentation to the Board, possibly via WebEx so it could be recorded.

We need to start working on scheduling the HOA-wide garage sale. Ian will lead that effort.

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.

**New Business:**

We need to start working on a replacement ACC Chair as Dawna felt that it took up too much time, but Catherine will be leaving the Board in January.

**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 burned 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 Chair
Alicia Follette	Complaints / Treasurer
Dawna Hart	Member at Large / ACC Member
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)

A motion was made to adjourn the meeting at 7:54pm.

#### **Executive session:**

No session required.

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

- 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
- April 16<sup>th</sup>, 2024
- May 21<sup>st</sup>, 2024
- June 18<sup>th</sup>, 2024
- July 16<sup>th</sup>, 2024
- August 20<sup>th</sup>, 2024
- September 17<sup>th</sup>, 2024
- 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)