

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
June 20th, 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: Don Nelson (legal and insurance) and Sam (sheriff's representative)

This monthly meeting was called to order at 7:01 pm

Fire Department Report: No Report this month

Police Report: We had mailbox break ins and car prowlers and are still losing Kias and Hyundais although not as many. Sam is having problems finding people willing and able to do the sheriff's patrols.

Please note, that, due to a TikTok challenge, KIA and Hyundai cars are being stolen at an alarming rate. 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 have been reports of a homeless man sleeping in the CW Park. In addition, non-residents are still using the CW Park basketball court and using foul language.

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 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.

- The swing set in CW that had broken has been repaired. Canber had their welder come out and weld the failed connection back together. The cost was \$400.
- We had the water turned on at the Parks and CR Entrance. We had to have 1 sprinkler head and about 5 ft of tubing replaced. We have also ordered the Backflow tests done which are required every year by Soos Creek W & S.
- 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:

5 paint requests
 1 roof replacements
 1 deck
 1 landscaping
 1 gutter
 1 fence and 'structure'
 1 driveway
 1 window replacement
 1 tree removal
 1 A/C
 1 shutter
 1 solar
 1 garage door replacement

Complaints Negotiations Report:

There is a reoccurring barking dog complaint, but no barking has been heard when Board members went to listen. There were no new complaints.

Treasurer's Report:

The reports looked good.

Legal and Insurance Report:

No insurance issues this month. There were several properties with legal issues. We recommended two be prepared for sheriff's sale as they are chronic problems.

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 but it will probably be canceled. Homeowners can hold their own sale at any time.

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 – June 2023

One island needs weeding. George will talk to Canber.

Please note that, if a homeowner wants to reserve a park, he or she should contact the CAM chair at 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 1st 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 HOA Board but one will open up in January.

Old Business:

Dawna recommended changing the requirements to 300 pounds and 40 year warranty (minimum) as well as requiring architectural shingles (which are standard).

The postcard process is proceeding. The bookkeeper sent out the postcards.

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.

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 decided to change the monthly meeting time to 6:30 instead of 7:00.

Dawna got a different tree quote which was about \$2000 less than Canber's quote.

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.
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

Facebook - Candlewood Ridge/Carriagewood HOA

Email – crcwpresident@gmail.com
crcwhelp@gmail.com
crcwaccchair@gmail.com

A motion was made to adjourn the meeting at 8:28pm.

Executive session:

No session required.

Next Board Meetings:

- July 18th, 2023
- August 15th, 2023
- September 19th, 2023
- October 17th, 2023
- November 21st, 2023
- December 19th, 2023
- January 16th, 2024
- February 20th, 2024
- March 19th, 2024
- April 16th, 2024
- May 21st, 2024
- June 18th, 2024
- July 16th, 2024
- August 20th, 2024
- September 17th, 2024
- October 15th, 2024
- November 19th, 2024
- December 17th, 2024

Annual Meeting:

- January 23rd, 2024 @ 7:00 at Fairwood Community United Methodist Church. All Homeowners are welcome to attend.

Monthly board meetings are usually held at **6:30 pm.** at the King County Sheriff's Fairwood Substation office, near the intersection of 140th and Petrovitsky, 17620 140th Ave SE #C10, Renton WA 98058 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