

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**July 18th, 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:** 2 Homeowners, Don Nelson (legal and insurance) and Sam (sheriff's representative)

This monthly meeting was called to order at 6:33 pm

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

**Police Report:** Sam talked about the National Night Out Against Crime which is the first Tuesday in August (August 1<sup>st</sup> this year). He said that vehicle thefts are on the rise again. There are more crimes of opportunity in the summer (leave garage door open, or car windows open, etc.) Also, they are responding to animals in distress due to heat.

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 was one homeowner who was concerned about a neighbor who is not coming out at all. The grass is not being mowed and there is no garbage being put out. This person is actually the homeowner's son. The homeowner is out of state and we do not have a contact number for him. The same homeowner was also unhappy that he did not get an acknowledgement of a complaint he sent in. A second homeowner was concerned about trees that seemed to be a fall risk.

Please note: the sound barrier on Petrovitsky between KinderCare and the western most entrance to CW belongs to King County.

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 unless in a fenced back yard – 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 had a second tree company provide us with a quote to take care of dangerous trees in all common areas which was lower than the first quote by Canber. Canber has agreed to match this offer. The Board approved accepting Canber's revised bid.
- The back flow test on our 3 sprinkler systems was completed, this is required each year by Soos Creek W & S.
- I was notified by a Homeowner that a coyote was spotted in CW Park. I was also made aware that a Homeowner's leashed dog was attacked by an off-leash dog. PLEASE NOTE: All dogs must be on a leash anywhere in our HOA, except in your own fenced yard. THIS IS A KING COUNTY LAW as well as a HOA Rule.
- The Homeowner in CR who has been refilling and ordering and stocking the Mutt Mitts has decided to step away for personal reasons (Thank you very much Jan). I am doing it for now, if there is a Homeowner that would like to volunteer to do this, please contact me or the BOD.
- 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 tree removal  
3 decks  
1 window replacement  
1 curb ramp  
1 door  
4 fences  
1 gate  
1 siding

#### **Complaints Negotiations Report:**

There was a complaint about molehills. The Board cannot do anything to help as the moles are on private property.

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

The reports looked good. We received a large legal payout that we will probably use some of to add to the reserves.

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

No major changes.

#### **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. They are in the planning stages for an event September 10, 2023.

#### **Cul-de-Sac Committee Report – June 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 [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 HOA Board but one will open up in January.

#### **Old Business:**

The postcard process is proceeding. The first review is being done.

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 are investigating three companies.

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:**

No new business.

**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 7:53pm.

**Executive session:**

No session required.

**Next Board Meetings:**

- 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 **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](mailto:crcwpresident@gmail.com)