

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
September 19th, 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 George McGill

Others Present: Sam (sheriff's representative)

This monthly meeting was called to order at 6:30 pm

Fire Department Report: No report this month

Police Report: Sam talked about the need to reduce speeders on 140th.

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. Because the TikTok method does not work on newer or updated cars, many are being vandalized when the person breaking in cannot start the car.

Approval of Last Month's Minutes: The last month's minutes were approved.

Homeowner Concerns:

There was one homeowner who had contacted the Board because they lived outside the U.S., and they felt that they should be forgiven some of their fines because their designated contact within the U.S. had not kept them well informed. We decided that, based on the information they provided, we would not reduce the amounts owed.

A homeowner questioned some internal remodeling being done in the neighborhood. He asked if it was approved? Internal only remodeling does not need approval. Some other work he questioned was done with approvals from the ACC.

It has been noticed that there are wasps in the CW Park around the playground equipment. George will investigate. Also, one of the slides is warped and needs work/replacement and an infant swing seems damaged. Again, George will investigate.

A shopping cart was seen in the CR Park, but it appears to have been removed.

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 crewcommonareas@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.
- 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 requests have been received lately 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:

3 paint requests
 1 porch
 2 roofs
 2 downspouts
 1 window replacement
 1 landscape
 1 driveway

Complaints Negotiations Report:

There was one unofficial complaint about a backyard that needs work but, since it is not visible from the street, we could not do anything. Another homeowner cited King County rules about a dog in the fenced backyard, but we do not have jurisdiction. They need to contact King County.

Treasurer's Report:

The reports looked good.

Legal and Insurance Report:

No major changes.

Community Events Committee:

We need volunteers. The 2023 Garage Sale was canceled because no one volunteered to help. Homeowners can hold their own sale at any time.

We had three volunteers step up for the 2023 Summer Event (AKA BBQ). More volunteers on the day would help get the work done. They were unable to continue the work due to unforeseen circumstances. They hope to be able to do events in 2024.

Cul-de-Sac Committee Report

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.

Web Site:

No report this month.

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. Alicia will talk to our bookkeeper about the process to take over most of the work.

We approved hiring a new CPA for the HOA.

We approved raising the dues by 3% to \$209 per year.

We approved hiring a lawyer to reconcile our CC&Rs with the current Washington State laws at a cost of \$2500 to \$3500.

We approved moving \$24,000 to reserves.

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. We need to consider standardizing fees schedules.

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.

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 7:26pm.

Executive session:

No session required.

Next Board Meetings:

- 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