

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**October 17th, 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 6:30 pm

**Fire Department Report:** See attachment at end of minutes.

**Police Report:** Our HOA is pretty much the same as last month. However, car jackings are becoming more common. Either a fake rear end accident that turns into a car jacking or a car blocking another car in a parking place, followed by armed people forcing the driver out of the parked car. If you think that you are the victim of a fake accident, do not get out of the car but immediately call 911 and report the situation. Turn on your flashers and proceed to where the 911 operator directs you. Minimize time spent in the car (do not wait in the car while doing something or waiting for someone). Be careful after leaving a bank as you might be followed.

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:**

Bookkeeper emails are to be handled by Alicia since our bookkeeper recently died. She will forward to the applicable Board member as required.

It has been noticed that there are wasps in both the CW Park and the CR Park around the playground equipment and trees. George will investigate. Also, some of the CW playground equipment needs repair. Again, George will investigate.

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.
- If you notice a streetlight out, please call PSE - 888-225-5773. They will need the numbers that should be on the pole or the exact location or intersection.
- We had the water turned off for all the sprinkler systems and Canber has winterized the lines.
- 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 a leash – this is 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:

2 paint requests  
1 fence  
2 roofs

### **Complaints Negotiations Report:**

There has been a complaint about chickens in a back yard but the house in question has not been determined.

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

The reports looked good. The proposed 2024 budget has been adjusted due to the need to hire a new bookkeeping service.

### **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**

Cul-de-sac

#	Rating	Notes
1	5	No Issues
2	3	Moss, cracked curbing Needs cleanup, cracked
3	3	curbing
4	4	Cracked curbing Needs cleanup, moss,
5	3	cracked curbing Needs to be trimmed
6	3	back, cracked curbing
7	4	Cracked curbing
8	4	Cracked curbing
9	5	No Issues Needs cleanup, cracked
10	3	curbing
11	5	No Issues
12	4	Cracked curbing Cracked curbing, Mailbox area needs
13	3	repair
14	3	Moss around planter Moss around planter, mailbox looks
15	3	disheveled Cracked curbing, some branches need to be
16	3	picked up
17	3	Cracked curbing
18	5	No Issues

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

**Old Business:**

The 2023 postcard process is on hold while we work on determining next steps with the loss of our bookkeeper.

We approved hiring a new property management firm (RealManage) to handle the bookkeeping work. We signed the contract today and they should be able to start helping us within 2 weeks. We need to get the data from our old bookkeeper to them immediately. George picked up the computer and hard drive from the husband and gave them to Alicia.

**New Business:**

We confirmed the reservation of the room for our annual meeting in January 2024. In December 2023 we will pay the church to hold the room.

**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 7:39pm.

**Executive session:**

No session required.

**Next Board Meetings:**

- 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)



# SAFETY SPOTLIGHT

Renton Regional Fire Authority

FIRE AND LIFE SAFETY EDUCATION

## October 2023

### Halloween Safety

Everyone loves a good scare on Halloween, but not when it comes to child safety. There are several easy and effective behaviors that parents and community members can share with kids to help reduce their risk of injury.

#### Top Tips for Halloween Safety:

1. Decorate costumes and bags with reflective tape or stickers. If possible, choose light colored costumes for better driver visibility while walking on dark roads.
2. Masks can obstruct a child's vision, try using non-toxic paint and/or make-up instead.
3. When selecting a costume make sure it is the right size to avoid trips and falls.
4. Popular trick-or-treat hours are 5:30-9:30 so be sure to be especially aware of children out.
5. Have kids use glow sticks or flashlights to help them see and be seen by drivers.



### October is Fire Prevention Month



This year's Fire Prevention Week™ (FPW™) campaign, "Cooking safety starts with YOU. Pay attention to fire prevention™," works to educate everyone about simple but important actions they can take to keep themselves and those around them safe when cooking.

Following are key messages behind this year's "Cooking safety starts with YOU. Pay attention to fire prevention":

- Be on alert! If you are sleepy or have consumed alcohol, don't use the stove or stovetop.
- Stay in the kitchen while you are frying, boiling, grilling, or broiling food. If you leave the kitchen for even a short period of time, turn off the stove.
- If you are simmering, baking, or roasting food, check it regularly, remain in the home while food is cooking, and use a timer to remind you that you are cooking.
- Keep anything that can catch fire ----- oven mitts, wooden utensils, food packaging, towels or curtains ----- away from your stovetop.

If you have a small (grease) cooking fire and decide to fight the fire.....

- On the stovetop, smother the flames by sliding a lid over the pan and turning off the burner. Leave the pan covered until it is completely cooled.
- For an oven fire, turn off the heat and keep the door closed.

If you have any doubt about fighting a small fire....

- Just get out! When you leave, close the door behind you to help contain the fire.
- Call 9-1-1 from outside the home.





## Significant Incident Monthly Summary: September 2023

- 1,563 Total Incidents (RFA Responses)
- 6 Significant Incidents
- 2 Significant EMS Call
- 4 Significant Fire Calls
- 0 Significant Special Ops Calls

### Incident Details:

• On September 5, 2023, Renton RFA responded to a natural vegetation fire in Station 11's area on the 200 block of Mill Ave S. Renton RFA responded with 3 engines, 1 aid unit and 2 officer rigs for a total of 13 RRFA personnel. Citizens alerted Station 11 crews of an active fire near the Renton History Museum. Crews reported heavy smoke and flames extending above the south side of the local bike shop. On arrival they found a few trees on fire next to the bike shop and upgraded to a commercial response. Firefighters began their fire attack. One unit completed a primary search for any fire extension inside the building. The ladder unit checked for fire extension on the roof – none was found. After a secondary search the incident was downgraded, and the scene was turned over to the fire investigation where it is under investigation.

• On September 6, 2023, Renton RFA responded to a residential fire in Station 13's area on the 108200 block of SE 173rd St. Renton RFA responded with Puget Sound Regional Fire. Dispatch stated the source was from an explosion of the hot water heater. An off-duty police officer reported the fire and noted the homeowner had evacuated. Crews arrived on scene at a small single-story house with smoke coming from the eaves on the front and side. Units completed a search around the structure and began their fire attack. Firefighters completed a primary search, checked for any fire extension, and found no fire, but smoke in the attic. Crews completed ventilation and escorted the resident through the home to gather belongings. Puget Sound Energy arrived, and the scene was turned over to the fire investigator and determined the fire accidental.

• On September 6, 2023, Renton RFA responded to a vehicle/bicycle accident in Station 11's area on the residential street near 1700 Benson Rd S. Renton RFA responded with King County Medic One. Crews arrived on scene to an injured bicyclist lying on the side of the road, approximately 50 ft from where the car stopped. Crews provided patient care then transferred care to KC Medic One, who transported the patient to Harborview Medical Center.

• On September 9, 2023, Renton RFA responded to a residential fire in Station 17's area on the 18100 block of 141st Ave SE. Renton RFA responded with Puget Sound Regional Fire Authority. Units arrived at a two-story single-family home with nothing visible and investigated. One resident who was outside reported smoke coming from the window on the side. Crews found heavy smoke from an upstairs bedroom. The room had blackout coverings on the window, obscuring signs of smoke from the exterior. Firefighters found flames under the bed and extinguished them. They checked for fire extension and reported nothing found. The scene was turned over to King County fire investigators.

• On September 30, 2023, Renton RFA responded to a residential fire on a mutual aid call (outside of jurisdiction) on the 11800 block of 78th Ave S in Seattle (Skyway). Renton RFA responded with King County Fire District #20, Puget Sound Regional Fire Authority, King County Sheriff. The first units arrived on scene and reported light smoke showing behind the home. Firefighters completed a 360 search of the structure and reported no additional hazards. Crews began their fire attack with the ladder unit assigned to the roof. Units completed primary and secondary searches of the structure then began ventilation and air monitoring. There were reports from the King County Sheriff that the fire was intentionally started by one resident, who was in custody. Seattle utilities and the Red Cross were called for the homeowners. The KC Fire Investigator was notified.

•On September 30, 2023, Renton RFA responded to medical call in Station 17's area on the 4000 block of Maple Valley Hwy at the Maplewood Golf Course. Renton RFA responded with Renton Police and King County Medic One. The crew arrived on scene to find a patient who collapsed on the course. Bystanders had initiated CPR followed by CPR and use of a defibrillator by responding Renton Police. Renton RFA crew took over CPR efforts until KC Medic One arrived on scene and took over the patient care/CPR. Units were unable to resuscitate the patient.

**For More Information: <https://rentonrfa.com/>**