

**Candlewood Ridge – Carriage Wood Homeowners' Association**  
**Minutes of the Meeting**  
**November 21st, 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:** Dawn Blount, RealManage representative

This monthly meeting was called to order at 6:31 pm

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

**Police Report:**

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:**

A homeowner asked who owned the mailboxes (specifically the cluster mail boxes). The answer is that the homeowners own them, not the HOA. The homeowners are responsible for buying and installing the boxes and the stands although the HOA must approve of them via an ACR first.

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 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.
- 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:

- 1 paint requests
- 1 fence
- 1 tree removal
- 1 gutter replacement
- 2 solar panels

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

No report this month.

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

The reports are waiting for the data to be loaded to the new system. So far the HOA has been depositing checks and paying bills but that is being shifted to RealManage effective immediately. A check was written for \$30,000 to cover those bills.

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

No report this month.

### **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](mailto: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 in January.

### **Old Business:**

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

There were some documents that still needed to be turned over to RealManage. Most of what was needed was given to Dawn during the meeting and a plan is in place to get the rest of the data.

### **New Business:**

We talked about the work to be done to prepare for the annual meeting 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 8:05pm.

**Executive session:**

No session required.

**Next Board Meetings:**

- 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)