

Candlewood Ridge – Carriage Wood Homeowners' Association
Minutes of the Meeting
December 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, Dawna Hart, George McGill and Ian Ludwig

Others Present: Four homeowners, Dawn Blount, RealManage representative, Don Nelson (legal and insurance) and Sam (sheriff's representative)

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

Fire Department Report: No report this month.

Police Report: There are still reports of carjacking. If you are bumped from behind and are concerned that you are being set up for a carjacking (common scenario: passenger in car that bumped you gets out with a gun and takes your car), do not stop, do not get out. Call 911 and report it and ask for directions to nearest police. You will not be guilty of leaving the scene of an accident if you are reporting it to 911.

Do NOT leave your car running to warm it up. You will probably not see your car again! Unless you start your car remotely and do not use a key or key fob to unlock the door and start the car, the crooks will take your car. There were 10 to 12 last month alone in the Fairwood area.

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 were two homeowner concerns this month. First, a homeowner wanted to put in an ADU in their property to be used by a family member. The Board pointed out the language in the CC&Rs that prohibit a second dwelling on any property in the HOA. See below for a copy of the applicable language. In addition, the Board pointed out that we are looking at bringing the governing documents up to date and this issue may be reviewed at that time. But, for now, our original documents govern what can be done. It was suggested that the house be expanded to provide additional dwelling space.

ARTICLE VI

GENERAL PROVISIONS

Section 1. Restrictions. The following restrictions applicable to residential Lots shall be modified by and to the extent of:

(a) All Lots in the tract shall be known and described as "Lots" or "residential Lots," except said Common Area. No structures or building of any kind shall be erected, altered, placed or permitted to remain on any residential Lot other than one detached single-family dwelling for single-family occupancy only, not to exceed two stories in height, and a private garage having spaces for not more than three cars, one of which such spaces may be for a boat or a trailer.

(b) All buildings, or other structures placed on any Lot, and any use of a Lot shall at all times conform with applicable zoning, building and use restrictions, laws, ordinances and regulations.

(c) No residential structure shall be erected or placed on a building Lot if such Lot has an area of less than 6,400 square feet or an average width of less than 60 feet.

(d) No trade, craft, business, profession, commercial or manufacturing enterprise or business or commercial activity of any kind shall be conducted or carried on upon any residential Lot or within any building located in this subdivision on a residential Lot, nor shall any goods, equipment, vehicles (including buses and trailers of any description), materials or supplies used in connection with any trade, service or business, wherever the same may be conducted, be kept, stored, dismantled or repaired outside any building on any residential Lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

(e) No trailer, basement, tent, shack, garage, barn or other outbuildings erected or placed on any residential Lot shall at any time be used as a residence, temporarily or permanently, nor shall any structure of a temporary character be used as a residence.

Then two different homeowners had some concerns about our new property management company and how it works. They wanted to know what the role of RealManage would be. They were told that RealManage would be administrative only. The Board still makes all decisions. All correspondence will go through RealManage, whether it is email, snail mail or online and be forwarded to the Board.

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.
- 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 if you notice any trees or branches at either park or any of the Common areas or entrances. I was notified by Canber of a tree that had fallen in CW Park onto the path going to Petrovitsky. They cut it up and removed it at a cost of \$330.
- 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 tree removal

1 solar panels

Complaints Negotiations Report:

No complaints this month.

Treasurer's Report:

The reports are waiting for the data to be loaded to the new system. RealManage is depositing checks and paying 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.

Web Site:

No report this month. Catherine will remove the Bookkeeper email address and replace it with the RealManage address before the next monthly Board meeting in January.

Capital Improvement Committee:

No report this month

Nominating Committee

We have no open positions on the HOA Board, but two will open in January.

Old Business:

There were some accounting documents that still needed to be turned over to RealManage. Some of what was needed was given to Dawn during the meeting and a plan is in place to get the rest of the data. The Bookkeeper email has been forwarded to RealManage as has the P.O. Box address.

We talked about the work to be done to prepare for the annual meeting in January. Ian and David will lead this effort.

New Business:

The 2023 year end documents will be late due to the turnover. Due to the timing, we will allow some late payments of the 2024 dues. Please note that we allow annual payments and quarterly payments. Monthly payments are not (and never have been) authorized and will cause a late fee to be imposed.

The reserve study was not done in 2023. We will get it done in 2024.

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

David Clark	President
Ian Ludwig	Vice President / CAM Member/ Web Master
Catherine George	Reporting Secretary / ACC Chair
Alicia Follette	Complaints / Treasurer
George McGill	Common Areas Chair / Cul-de-sac Chair
Dawna Hart	Member at Large / ACC Member
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

Email – crcwhoa@ciaramail.com.

A motion was made to adjourn the meeting at 8:00pm.

Executive session:

We discussed the process that the HOA will use for liens going forward.

Next Board Meetings:

- 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