

Frequently Asked Questions:

HOA:

Candlewood Ridge/Carriagewood (CRCW) HOA covers 850 homes.

The HOA Board meets at 6:30pm on the third Tuesday of the calendar month at the King County Sheriff's Office – Fairwood Storefront in the Big Lots parking lot. All Homeowners are welcome to attend.

The HOA annual meeting is at 7:00pm on the fourth Tuesday of January at Fairwood Community United Methodist Church.

The HOA Web Site can be found at www.crcwhoa.com.

The Architecture Control Request (ACR) Form can be found on the website under forms.

Q: Who can use the HOA parks?

A: HOA homeowners/renters and their guests.

Q: What hours are the parks open?

A: See sign at entrance. (9am till dusk)

Q: Can you reserve the parks?

A: Yes, contact the HOA at crcwhoa@ciaramail.com for approval. You must clean up after yourself and take all waste home.

Q: Why are there no basketball hoops?

A: There were problems with people who are not residents using/abusing the basketball court.

Q: Who do I talk to about problems in the park?

A: Contact the HOA at crcwhoa@ciaramail.com for problems unless they are legal in nature in which case contact the King County Sheriff (911).

Q: Can parks be used for sports practice?

A: Yes, contact the HOA at crcwhoa@ciaramail.com for approval. You must have proof of insurance.

Q: Who is responsible for the mail boxes?

A: The homeowners whose mailboxes are on a particular stand.

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Q: Who do you call about mail problems?

A: The U.S. Postal Service (www.usps.com/ 1 800-275-8777).

Q: How do you get a locking box?

- A: The homeowners whose mailboxes are on a particular stand must order and pay for it after getting a request approved by the ACC. The ACC has a list of approved stands.
- Q: Who do I call about a missing mail box key?
- A: The U.S. Postal Service (www.usps.com/ 1 800-275-8777).
- Q: What do I need to do if I choose to rent out my home?
- A: Contact the HOA and give them a copy of the rental agreement. crcwhoa@ciramail.com If you plan to rent your property, you need to sign, date, and complete both pages of a Contact/Rental Registration Form (found on the HOA website under Forms) listing all adults (ages 18 and older) living at the property with contact information (phone and email for each adult). Attach to this form a signed, dated, compliant lease. To be compliant, among other requirements (outlined in the Rental Rules and Regulations), the lease must include the following: "All tenants and their guests agree to follow all CR/CW HOA Governing Documents found at www.crcwhoa.com or risk eviction." You as the owner continue to be responsible for the property and the actions of the residents. Failure to provide this information to the HOA by email to crcwhoa@ciramail.com within 30 days of rental will result in compliance action.
- Q: What do I do if I no longer live at the property, but my mother/child/cousin/best friend/x-spouse now live there?
- A: If you continue to own your property but no longer live there, you need to sign, date, and complete both pages of a Contact/Rental Registration Form (found on the HOA website under Forms) listing all adults (ages 18 and older) living at the property with contact information (phone and email for each adult). Please make sure the property residents understand they are responsible for following all CR/CW HOA Governing Documents found at www.crcwhoa.com. You as the owner continue to be responsible for the property and the actions of the residents. Failure to provide this information to the HOA by email to crcwhoa@ciramail.com within 30 days of rental will result in compliance action.
- Q: Who is responsible for the cul-de-sac planters?
- A: The HOA – they are part of the common areas.
- Q: What do I do about a noisy or bothersome animal?
- A: Contact the HOA at crcwhoa@ciramail.com via a written complaint for problems unless the complaint is legal in nature in which case contact the King County Sheriff (911).
- Q: What do I do about noisy neighbors?
- A: Contact the HOA at crcwhoa@ciramail.com via a written complaint for problems unless the complaint is legal in nature in which case contact the King County Sheriff (911).
- Q: What do I do about problems at a neighbor's home - garbage, truck, paint, roof, yard, etc.?
- A: Contact the HOA at crcwhoa@ciramail.com via a written complaint for problems unless the complaint is legal in nature in which case contact the King County Sheriff (911)
- Q: If I make a complaint will I hear back?
- A: Yes, but only that we have received the complaint.

Q: Will they find out I complained about them?

A: No.

Q: How often do I receive a bill?

A: Quarterly if money is owed.

Q: When are dues due?

A: January 1 of each calendar year.

Q: What are my dues used for?

A: Common Areas Maintenance (CAM), Legal, Insurance, Utilities for common areas, Reserves.

Q: Does the HOA pay for my home's utilities?

A: No, the dues are far too low to allow for that.

Q: Does the HOA pay for my yard to be maintained?

A: No, the dues are far too low to allow for that.

Q: Does the HOA pay for my homeowner's insurance?

A: No, the dues are far too low to allow for that.

Q: Why isn't the HOA a gated community?

A: The dues are far too low to allow for that.

Q: Why isn't there a security guard/patrol?

A: The dues are far too low to allow for that.

Q: What does the HOA do to ensure safety?

A: We pay for a security patrol via contract with the King County Sheriff.

Q: Are there any community activities?

A: Yes, but we need volunteers to run them and we are not getting them.

Q: How do I find out about them?

A: They are in the monthly minutes and on the website.

Q: When can I hold a garage sale?

A: We run an annual garage sale with advertising but you are not limited to that date.

Q: Where can I advertise?

A: Craigslist, Little Nickel, etc. (You may only post signs on the day of the sale.)

Q: Can I post political signs?

A: Yes, Political Yard Signs:

- Are limited to one sign pertaining to each office or issue involved in the election.
- Are permitted only during the 90 days before the election to which they relate.
- May not exceed 12 square feet per sign in total area.

- Must be freestanding and mounted on a post or stake. May not be attached to a tree or other natural object.
- Must be removed within 5 days after the election (including any court challenge to it) is concluded.
- May not be illuminated signs.
- In the interest of safety, must be located to avoid interference with traffic and traffic views.

Q: Can I put a cable dish in my yard? On my house? Have multiple dishes? Have any sizes of dishes?
 A: Maybe. You must submit an ACR and get approval before installing any dish.

Q: Can I keep chickens or small goats in my yard?
 A: No.

Q: Can I put up a HAM radio antenna?
 A: Maybe. You must submit an ACR and get approval before installing any antenna.

Q: Can I build a mother-in-law apartment in my back yard?
 A: No.

Q: Can I build a shed in my back yard?
 A: Maybe. You must submit an ACR and get approval before installing any shed and limits apply. Maximum standard dimensions: 100 square foot footprint (for example 10'x10') with a limit of 10 feet high at the peak as measured from the ground. In addition, color and siding and roofing materials must be compatible with the house.

Q: What schools do the HOA residents attend?
 A: Kent School District www.kent.k12.wa.us

Q: Bus service?
 A: King County Metro metro.kingcounty.gov

Q: What community Sports groups for kids (and maybe adults - running clubs/masters swim groups) are available?
 A: King County www.kingcounty.gov Services **Parks** and recreation , Kent <http://www.kentwa.gov/SportsLeagues/> and Renton rentonwa.gov/living/

Q: What do I have to do to keep my home maintained (sidewalks, street, yard, roof, paint, # cars, fence...etc.)?

1. A: **Introduction.** Article VIII of the CC&Rs requires owners to properly maintain their yards and landscaping (collectively “yards”) as well as all buildings and structures upon their Lot. Proper and periodic maintenance of yards and buildings, including without limitation homes, is important to the quality and character of the community, and helps maintain property values for the benefit of all members of the community.
2. **Rule.** All exterior areas, buildings and structures must be consistently maintained and kept in a clean and attractive condition, which includes without limitation the following:

1. **Yard Maintenance** – Yards must be periodically maintained. Such maintenance must include without limitation: lawns must be mowed, trees and shrubs pruned, dead limbs removed, planters, lawns, shrub and other beds kept weeded, woodpiles must be screened from public view, leaf piles and other yard waste must be removed or placed in an attractive container suitably located and screened from public view, and all moss must be removed from driveways and walkways. Garbage cans, recycle bins, and yard waste bins must be screened from public view except when set out for waste pickup. These items should not be set out for pickup before 3 p.m. the day before pickup and should be stored no later than 8 a.m. the day following pickup.
2. **Adjacent Sidewalks** - Sidewalks adjoining your property shall be kept clear of overgrowth and obstructions. All items found on adjacent sidewalks of a homeowner's property shall be construed to be owned by that homeowner for purposes of Association action. Homeowners should call King County's Department of Transportation when adjacent sidewalks need to be repaired.
3. **Home & Exterior Maintenance** –All structures upon each lot, including the homes, must be maintained in good condition and repair. Such maintenance and repair must include without limitation: Paint and/or stain on each structure (house, fence, deck, etc.) must be uniform in color, and without significant fading, cracking, or peeling. Roofs must be kept free of extensive moss.
4. **Holiday Decorations**- Christmas lights and other holiday displays must be removed from view within thirty (30) days following the date of the holiday.
5. **Recreational Equipment** – Items such as, but not limited to, bicycles, toys, and skateboard ramps are to be stored out of sight at the end of each day of use. Portable basketball hoops may be used in the front of the house when the driveway is used as the court. Portable Basketball hoops may be stored on driveways or other suitable locations on an owner's property during periods of extended usage. Permanent basketball hoops (attached to the house) are not permitted in the front of a homeowner's property. Permanent in-ground basketball hoops which use the driveway as a court will be considered on an individual basis after submittal of an ACC request.

Q: When do I need to complete an ACC form?

A: Projects that need Architectural Control Committee (ACC) approval include but are not limited to:

- roof replacement
- exterior painting
- window replacement
- fencing
- decks
- driveway repair/replacement
- major landscaping
- sheds
- mailboxes
- any additional exterior projects visible from the street or a neighbor's house

Q: Where do I get the form?

A: On the HOA Web Site which can be found at www.crcwhoa.com.

Q: Where do I send it?

A: All requests may be submitted via E-Mail. If color is part of the request (such as paint), either the color chips/sample must be physically delivered by U.S. Mail or the manufacturer and name/code must be clearly stated. Otherwise, you can mail any request to the address on the ACR form.

Please allow at least 30 days before your project begins to get approval!

Note: Emergency requests will be handled as quickly as possible.

Q: What needs to be included?

A: ACC Requests must be received in writing and have an ACC request form attached to it. The ACR form must have a legible name, address and phone number. An email address will speed the process significantly.

Please allow at least 30 days before your project begins to get approval!

Note: Emergency requests will be handled as quickly as possible.

Q: What do I do if I receive a complaint?

A: Respond with a plan and timeline to correct or a reason why you feel the complaint is invalid

Q: Who complained about me?

A: We do not reveal the name of a complainer

Q: Why am I getting this letter?

A: There is a perceived problem with your property

Q: How do I get answers to other questions?

A: Contact the HOA at crcwhoa@ciramail.com

Q: How do I run for the board?

A: Come to a monthly Board meeting and express interest

Q: How can I get involved?

A: Come to a monthly Board meeting and express interest

Q: What events does the HOA put on?

A: Several in the past but we need volunteers to run them and we are not getting them

Q: How do I hear about HOA information?

A: They are in the monthly minutes and on the website

Utilities:

To report a street light out call PSE 888-225-5773, give the numbers on the pole or the exact address.

The phone number to call before digging (as we have underground everything in our HOA) is 811.

**Candlewood Ridge and Carriagewood
Power (electrical and gas)**

Puget Sound Energy
P.O. BOX 91269
Bellevue, WA 98009 (888) 225-5773
Emergency (888) 225-5773

Cable

Comcast

Candlewood Ridge

Garbage

Waste Management of Rainier (800) 592-9995
Garbage – currently every Thursday
Recycle – currently every other Thursday
Yard Waste (and food waste) - * currently every Thursday

*December through February yard waste is only the same Thursday as recycle

Water and Street Lights

Soos Creek Water & Sewer District (253) 630-9900
14616 SE 192nd Street
Renton, WA 98058
Emergency (253) 630-9900
Pay for 2 months at a time

Sewer

Cedar River Water & Sewer District 425-255-6370
18421 SE Petrovitsky Road
Renton, WA 98058
Pay for 2 months at a time

Carriagewood

Garbage

Waste Management of Rainier (800) 592-9995
Garbage – currently every Wednesday
Recycle – currently every other Wednesday
Yard Waste (and food waste) - * currently every Wednesday

*December through February yard waste is only the same Wednesday as recycle

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