



Candle Ridge Homeowners

March 2018

2018 Board of Directors

Cliff Grant
(2018)
President
425-971-3610

Russ Hewitt
(2017-2018)
ACC Liaison
425-518-2001

Dennis Bullock
(2017-2018)
Secretary/Treasurer
360-629-2930

Max Bloomquist
(2017-2018)
Landscaping
509-860-3901

Marty Derksema
(2018-2019)
360-629-2380

Unless there is an urgent matter, the best way to contact the board is to e-mail us at: contact@candleridge.org or drop a note in the Candle Ridge dropbox (near the intersection of 85th Dr NW & 283rd St NW)

Don't forget about our website at www.candleridge.org where you can find contact info, governing documents, FAQ's, and other information.

Hello neighbors! We hope you are all having a good year so far!

The Candle Ridge annual meeting was held on January 11th. Thank you to all who attended and participate in discussions! Marty Derksema volunteered to join the board and we're glad to have him! Marty also volunteered to coordinate a Neighborhood Watch program within Candle Ridge - look for more info on that in the coming months.

Homes in our neighborhood are getting close to 20 years old so we need to be sure to keep them well-maintained. There are a few homes needing new paint, fence work, tidying up of landscape areas, etc. With spring right around the corner, it's a good time to take a look around your property and do some upkeep. Keep in mind that painters and other contractors are getting booked well into the summer, so you might want to get your home scheduled.

Candle Ridge Rules

As we all know, when a home is purchased within the Candle Ridge neighborhood, the homeowners agree to abide by the Candle Ridge Bylaws, CC&R's, and R&R's. These documents are provided to every homeowner and are also available on our website at www.candleridge.org.

On behalf of all Candle Ridge homeowners, the HOA board and the ACC are asking all homeowners to correct all current violations in a timely manner.

Examples of ACC Violations expected to be addressed:

- Barking dogs
- Homes or landscaping not being maintained (paint, grass, landscaping, etc.)
- Trees and shrubs blocking sidewalks or views
- Garbage and recycle cans stored in areas visible from the street
- Long term parking (over 72 hours) of RV's, boats, and trailers on the street, driveways, and areas visible from the street

Following is the process the HOA board and the ACC follow for enforcing Candle Ridge rules (per CC&R Section 3.3. Enforcement Policy):

- 1) A "Notice of Violation" is mailed to homeowner to educate about the rule being violated and to provide adequate time to remedy the situation.
- 2) A "Penalty Assessment" is mailed to homeowner for violations that are not remedied or for violations that are repeated. Penalty assessments are:
 - a) \$150 for each 2nd violation or violations not remedied within 30 days
 - b) \$500 for each subsequent violation

Nonpayment of penalty assessments is subject to a 12% APR charge and unpaid penalties may result in a lien against the homeowner's property.

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Barking Dogs

If you own a dog that barks excessively or loudly, the expectation is that you'll address it before it becomes a nuisance to your neighbors. Barking dogs are considered a nuisance per CCR&E Section 6.4: "Animals. No domestic pet may be kept if it is a source of annoyance or nuisance." Barking dogs are also a violation of Stanwood City Ordinance per Section 8.02.230: "Noisy dogs and cats prohibited. It is unlawful to allow a dog or cat to unreasonably disturb persons with loud and continuous noises."

If a dog is causing a disturbance, you are encouraged to speak with the owner of the dog and let them know of the situation. If that is not effective or if you are unable or unwilling to speak with the owner, call the [Stanwood Police non-emergency dispatch](#) at [425-407-3999](tel:425-407-3999) and report the problem. You'll need to provide a specific address where the dog is barking. Candle Ridge will also address specific barking dog complaints, but it's best to first report the disturbance to the Stanwood Police.

Parking

Long term parking (over 72 hrs) of boats, trailers, campers, and other recreational vehicles on driveways or on the street is not allowed.

CCR&E Section 6.6: "Vehicle Storage. No storage of goods, vehicles, boats, trailers, trucks, campers, recreational vehicles or other equipment or device shall be permitted in open view from the street or from any Lot, except this provision shall not preclude temporary (less than seventy-two (72) hours) parking of vehicles on the designated driveway areas adjacent to garages on the Lots."

R&R Section 2.3: "Vehicle Storage. Vehicles, automobiles, trailers, motorcycles, recreational vehicles, trucks, other equipment or devices shall not be stored [parked] on any street within Candle Ridge. For the convenience of visitors, temporary parking of less than 72 hours is permitted on streets."

Maintenance of Homes & Landscaping

CCR&E Section 6.2.2. "**Building Materials**. All exterior materials must be approved for use by the ACC. Roofing materials must be a good grade of laminated composition with a 30 year minimum life or comparable to "Architectural 235" (Laminated Composition). All other roofing materials must be approved by the ACC. All siding materials must be cedar, redwood or other exterior wood materials excepting plywood siding of any type whatsoever, with one exception: ply-wood siding may be used in soffit areas. Window frames must be of wood, approved vinyl, or milled in white, silver, bronze or taupe anodized aluminum.

Types and colors of exterior paint and stain, including doors must be submitted to the Committee for approval (only if changing the color).

The exterior of all construction on any Lot shall be designed, built and maintained in such a manner as to blend in with the natural surroundings and landscaping within Candle Ridge. The use of "bright hard" stains or paint are not allowed except by written approval of the Architectural Control Committee.

Exterior trim, fences, doors, railings, decks, eaves, gutters and the exterior finish of garages and other accessory buildings shall be designed, built and maintained to be compatible with the exterior of the structure they adjoin."

CCR&E Section 6.2.3. "**Landscaping and Fencing**. Fences shall be well constructed of wood materials and shall not detract from the appearance of the home located upon the Lot."

CCR&E Section 6.12. "**Owners Maintenance Responsibilities**. Owners shall maintain their Lots and homes in good repair and in clean, sightly, and sanitary condition at all times. Without limitation as to the foregoing, each Owner shall be obligated to keep his Lot and home in a clean, sightly and sanitary condition and maintain the landscaping on his Lot in a healthy and attractive state and in a manner comparable to that on the other Lots in Candle Ridge."