



# Candle Ridge Homeowners

## Summer 2016 Newsletter

We hope you are all enjoying your summer! The weather has been pretty good overall so lots of opportunities to get out and enjoy the beautiful Pacific Northwest!

We have a few new homeowners – welcome to the Candle Ridge neighborhood!

A few dozen people participated in this year's summer potluck. A big thank you to Kristin Aasen for organizing this event! Keep an eye out for other fun activities Kristin has planned for Candle Ridge!

Lynn White announced that she is resigning from the HOA board due to family reasons. Thank you Lynn for volunteering your time – much appreciated!

Be sure and check out our new website at [www.candleridge.org](http://www.candleridge.org)! There you can find contact info, governing documents, FAQ's, and news and other information as well.

Thank you for your support and for all you do to help keep Candle Ridge such a great community!

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### **The 2016 Board of Directors:**

Cliff Grant, President	360-939-0805
Lynn White, Vice President	(resigned as of 8/31)
Dennis Bullock, Secretary & Treasurer	360-629-2930
Max Bloomquist, Landscaping	509-860-3901
Sharon Olson	

Unless there is an emergency, the best way to contact a Board Member is to drop a note in the Candle Ridge dropbox (near the intersection of 85<sup>th</sup> Dr NW and 283<sup>rd</sup> St NW) or email: [contact@candleridge.org](mailto:contact@candleridge.org) (new).

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### **Help Wanted!**

There are currently three open positions on the HOA Board of Directors. These positions are through the end of 2016 and you can decide then whether or not to be included in the election for 2017.

We also have openings on the ACC (Architectural Control Committee), which are non-board positions. The ACC has the responsibility of enforcing the CCR&E (Covenants, Conditions, Restrictions, & Easements) and the R&R (Rules & Regulations) for Candle Ridge.

We could really use more help, so please contact any of the board members for more information if you are interested in serving your community.

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The Candle Ridge HOA board has the responsibility of carrying out the requirements of the Candle Ridge Bylaws, CCR&E and R&R. The two primary activities of the HOA board are to 1) manage the common areas and 2) enforce the rules. These two activities are conducted in a manner that keeps the benefit of Candle Ridge homeowners as a whole in mind. Following are updates on these two activities.

### **1) Update on Management of Candle Ridge Common Areas**

The Landscaping Committee has been busy keeping the Candle Ridge community common areas well maintained and looking good. Some of the areas addressed recently include:

- Added topsoil under trees/shrubs in common areas.
- Pruned trees/shrubs in common areas.
- Cleaned all mailboxes to remove years of buildup of dirt and moss.
- Added bark to the playground areas in the large park and the central park (in work).

## **2) Update on Enforcement of 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, CCR&E (Covenants, Conditions, Restrictions, & Easements), and R&R (Rules & Regulations). These documents are provided to every homeowner.

Regarding enforcement of Candle Ridge rules, the HOA board and the ACC have sought to take a very balanced approach. Few of us homeowners would want the HOA board or ACC going through the neighborhood looking for violations. Homeowners do, however, expect that specific complaints get addressed and we all expect that rules are followed and enforced equally and fairly among all homeowners.

Everyone appreciates that the vast majority of homeowners are following the Candle Ridge rules; however, there are consistently a few homeowners who are violating one or more rules. The board has received feedback from homeowners that it's important to enforce the rules that everyone has agreed to abide by.

Examples of recent complaints from homeowners include:

- Barking dogs
- Long term parking (over 72 hours) of RV's, boats, and trailers on the street and on driveways
- Vehicles that are in a state of disrepair being stored on driveways
- Out of compliance fences in front yard
- Homes and landscaping not being maintained
- Trees and shrubs blocking sidewalks

If you have a specific complaint, please provide detailed information to the HOA board and the ACC by dropping a note in the Candle Ridge dropbox (near the intersection of 85<sup>th</sup> Dr NW and 283<sup>rd</sup> St NW) or via email at [contact@candleridge.org](mailto:contact@candleridge.org).

In the interest of keeping Candle Ridge the best neighborhood in Stanwood and to ensure that all homeowners are being treated equally and fairly, the HOA board and the ACC are asking all homeowners to correct any current violations in a timely manner (by September 25, 2016).

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

1. A formal "Notice of Violation" is mailed to the homeowner to educate the homeowner about the rule being violated and to provide adequate time to remedy the situation.
2. A formal "Penalty Assessment" is mailed to the homeowner for violations that are not remedied or for violations that are repeated. The penalty assessment is \$150 for each non-remedied or second violation and \$500 for each non-remedied or third violation. Nonpayment of penalty assessments is subject to a 2% per month charge and eventually a lien against the homeowner's property.

All rules are clearly outlined in the Candle Ridge CCR&E and R&R and for your convenience below are excerpts of the rules most commonly violated.

### **Barking Dogs**

If you own a dog that is having a barking problem the expectation is that you'll address it before it becomes a nuisance. There are many products available to help stop barking that are safe and effective. Petco and the Country Store have products or look online (for example, [ultimatebarkcontrol.com](http://ultimatebarkcontrol.com) or [petsafe.net](http://petsafe.net)).

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" and CCR&E Section 6.14: "Nuisances Prohibited. Nothing shall be done or maintained on any portion of Candle Ridge which may be or become an annoyance or nuisance to the neighborhood."

### **Barking Dogs (continued)**

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 non-emergency dispatch at 425-407-3999 and report the problem to Stanwood Police. You'll need to provide a specific address where the dog is barking. Candle Ridge ACC will also address specific barking dog complaints, but it's best to first report the disturbance to the Stanwood Police.

### **Parking Violations**

In general, regular parking of passenger vehicles on a driveway is allowed. For the convenience of visitors, temporary parking of passenger vehicles on the street is permitted (up to 72 hrs). Long term parking (over 72 hrs) of boats, trailers, campers, and other recreational vehicles on driveways or on the street is NOT allowed. It is acceptable to only temporarily (up to 72 hrs) park a boat, trailer, camper, or other recreational vehicle on a driveway or the street.

Homeowners who are parking campers, boats, trailers, or any other equipment for longer than 72 hours on a driveway or on the street are in violation of Candle Ridge rules (see below).

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 and 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."**

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Let's all work together to keep Candle Ridge the best community in Stanwood! Please feel free to contact your Board of Directors with any suggestions, questions, or comments. Thank you!! [contact@candleridge.org](mailto:contact@candleridge.org)

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