



CANYON LAKES PROPERTY OWNERS' ASSOCIATION

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Update

As a reminder, the Board's regular business meetings are held on the second Tuesday of each month, at 7:00 pm at the Villas Club House; 3701 W. 36th Avenue.

Long-Range Planning Projects – September 2021 Update

Projects Completed in 2021

1. Replaced 14 dead trees in Volunteer Park – approx. cost was \$2,500
2. Installed 16 solar lights above mailboxes – approx. cost was \$4,800
3. Adding 5 more park benches – estimated at \$7,000 less contributions
4. Add landscaping Reed Court circle and updated common area landscaping – cost \$11,000
5. Replacing 10 mailboxes @ \$2,700 each – project moved to 2022 – shipping delays
 - Continue to rebuild Long-Range Planning Reserve at \$20,000/year

High Priority Projects, 2022

1. Complete Phase 5: Repair any remaining sidewalk safety concerns – TBD
2. Add entry sign at Hildebrand and Canyon Lakes Drive – cost TBD
3. Replace 10 mailboxes @ \$2,700 each (mailboxes paid for in 2021)
4. Add solar lights above mailboxes – cost TBD
5. Install vandal-proof lights on entry signs as needed – vandalized in 2021 – approx. \$1,500 each
 - Continue to rebuild Long-Range Planning Reserve at \$20,000/year

Medium Priority Projects, 2 to 5 years

1. Replace/repair entry signs as needed – location and cost TBD
2. Replace remaining mailboxes @ \$3,000 each
3. Add features to Volunteer Park based on 2016 ballot results/survey – Playground equipment – estimated at \$50,000
4. Remove weeds and lay fabric/basalt rock along KID easement at S. Ely and W. 36th Ave – estimated at \$10,000
 - Continue to rebuild Long-Range Planning Reserve at \$20,000 per year

Lower Priority Projects, 6 to 10 years

1. Install vandal-proof lights on entry signs as needed – estimated at \$1,500 each
2. Add features to Volunteer Park based on 2016 ballot survey results - TBD
3. Replace common area sprinkler systems – valves, controllers, heads, and lines as needed
4. Remove dead trees along S. Olson St. between 27th Ave and Canyon Lakes Drive as needed
 - Continue to rebuild Long-Range Planning Reserve at \$20,000 per year

2022 Budget: In October, the Canyon Lakes Property Owners Association Board of Directors sent the property owners of Canyon Lakes the 2022 budget. The Board unanimously agreed to increase the 2022 annual assessment to \$325, a \$10 increase. Payments made before March 1, 2022 will receive a 5% discount (\$308.75). The 2022 annual assessment invoices will be mailed the first week of January 2022.

Annual Meeting:

The annual meeting of the Canyon Lakes Property Owners Association will convene on Tuesday, February 8, 2022, at 7:00 p.m. The annual meeting will be held at the Canyon Lakes Golf Course Champions Room. The election of Board members is the chief focus of the annual meeting, as well as informing property owners what the Board accomplished in 2021, the 2022 goals, the long-range plans for our community, the 2021 financials and the 2022 budget.



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TRIM! WEED! TRIM! WEED!

Property owners please trim your trees and shrubs so they do not block the driver's vision of the road!! Also, please weed your sidewalk and driveway!



Note from CC&R Committee:

PLEASE remove all holiday lighting within 6 weeks of any given holiday. We often hear residents complain their neighbor's lighting is still up and it is March...PLEASE BE NEIGHBORLY.

Thank you

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BALLOT CARDS WILL BE NEEDED

Please return the 2022 Board Member nominations ballot that will be mailed in the January 2022 annual meeting information packet. We need 25% of property owners ballots returned to have a quorum for the annual meeting. In the past, hundreds of extra dollars were spent on 2nd and 3rd mailings of ballots to be returned in order to get the 25% of property owners. Please be a proactive property owner and send in your signed ballot!



NEIGHBORHOOD SECURITY!!!!

With the onset of the Holiday Season, we see a lot of good and generosity being displayed by our neighbors and strangers as we go about our business. Unfortunately, we also see a spike on the negative side. Mail thefts and thefts from doorsteps are very popular at this time of year. The best thing we can do as residents is be vigilant and look out for our neighbors and each other. If something does not appear normal or right it probably isn't. Jot down a license plate if a car looks out of place and call the police. Our friends at the Kennewick PD tell us the most important thing to do is to call. If you see some activity that is in progress, call the 911 emergency number. If you discover something after the fact call the non-emergency number 509-628-0333 and report what you have found. It only takes a few minutes and it will help the police track the activity.



Dear Home Owners,
 If you're as tired as I am about the speeding around Canyon Lakes Drive there is a little something you can do...especially if the speeder is a high school student. I was walking the other day just before 11am, a car came speeding around by the south hill. The person looked like a high school student so I contacted the front office at Southridge HS. The front office staffer said the students were just released for lunch and wouldn't be surprised if that was a student. She advised me to get the license plate and report it back to the school. Southridge has a resource officer at the school that will address with the student, possibly a warning, hopefully, a ticket. Speeding in our neighborhood is dangerous not just for pedestrians but for the young driver as well. Perhaps the sooner they learn a lesson about speeding it might save them later. By Janey Antal



2 BOARD OF DIRECTORS NEEDED!!!

Thank you to all of our board members who graciously give their time and support to our community; especially Jerry Martin who will be retiring in 2022. Thank you for your years as a board of director participating as chairman of the Architectural Review Committee and the Long-Range Planning Committee. Jerry has worked tirelessly for CLPOA and will leave a large legacy behind. Jerry, you will be missed. The board currently has 9 members and 11 members are required by our Bylaws. The board invites anyone interested in becoming a board member to contact the office and/or attend one of the monthly board meetings to see if you would be interested in volunteering. There is a specific need on the Architectural Review Committee.



Prevent Ice Dams, by Jerry Martin

Last winter I had a huge ice dam in a valley above my front door. I mean a 1000 lb. block of ice and a big icicle 8 feet long! I chipped at it with a hammer and chisel for several days...20 minutes at a time until my hands froze. When it all melted off, I installed a 100 ft. heat tape that covers the area. No more ice dams for me! If you had an ice dam last year, it is not too late to put in a heat tape and avoid the problem. But be careful on a roof that might be slippery.

Are You A Good Neighbor?

The real question this time of year is "***Are You a Good Leaf Neighbor?***"? Do you have large deciduous trees that drop lots of leaves? Do your leaves drop into your neighbor's yard? If you answer **YES** to these questions then let me make some suggestions. At the very least purchase a big box of large garbage bags and give them to your neighbor. Even better would be for you to go into your neighbor's yard and rake your leaves from your trees and take them away. Or you could pay for someone to rake your leaves in your neighbor's yard and take them away. I make this suggestion as we usually rake around 13 to 17 large bags of our neighbors leaves every fall and another 3 to 5 every spring. We are getting old and this work is becoming too much for us. I'm sure lots of neighbors are tired of dealing with their neighbor's leaves. So, Canyon Lakes Neighbors how about taking care of your leaves in other people's yards.

Canyon Lakes Property Owners Association
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WHO TO CONTACT?

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EMAIL ADDRESS

Please note the email address:

clpoa@canyonlakespoa.org

WEBSITE ADDRESS

Please note the website to find lots of
information of our community:

www.canyonlakespoa.org

**A BIG THANK YOU to the gentleman that
picks up trash around the community! Your
neighbors are VERY thankful!!**