



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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March 2015

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 Villa's Club House; 3701 W. 36th Avenue. The meetings are open to all property owners. Please attend and support your Community!

President's Report:



The Annual Meeting was held February 10, 2015 at 7:00 pm at the Canyon Lakes Golf Course. Thank you to the property owners who attended the meeting. Todd Sprong, CLPOA President gave a Power Point presentation informing property owners about the 2014/2015 financial information, what the Board of Directors accomplished in 2014, and what is expected in 2015. Jerry Martin gave a Power Point presentation on the Long Range Plans for the Community. After the presentations, there was a question and answer session for the Board,

encouraging property owners to voice any questions or concerns they may have about the Community. There was a quorum present at the meeting for the election of the Canyon Lakes Property Owners Association Board of Directors. Recently, Bob Fowler and Dartanya Helgeson resigned as Board of Directors to pursue other avenues. Thank you both for volunteering on the Board, you will be missed. We have a few new faces on the 2015 Board of Directors; Walter Alaconis, Wendy Simpson and Matthew Thompson have been elected as new Board members. The Board is now at the requirement of 11 Board of Directors!!!

With spring upon us, the landscaping committee will be paying close attention to the startup and maintenance of the Common Areas; the Board voted to have a new landscaping contractor for 2015/2016; Heritage Landscaping.

Patty Aoyama is the CC&R chairman. The CC&R committee is committed to the well-being of our Community. Parking, windblown trash cans, tumbleweeds and lot cleanups have been **BIG** CC&R issues lately. Please be neighborly and park your cars **OFF** the streets, put your trash cans against the wind, clean up trash and tumbleweeds and continue to maintain your lawns and vacant lots!!!

The 2015 annual assessments are due by March 31, 2015. Thank you to all property owners who paid their annual assessment, many property owners took advantage of the 5% Early Discount payment. Property Owners who do not pay their annual assessment, after April 1, 2015, will be charged a late fee of twenty five percent (25%) of the \$300 regular annual assessment; equaling \$75; totaling \$375 late assessment.

A lien will be place on all properties not paid by July 1, 2015.



Spring Clean-up and Irrigation Season



As we get closer to April 15 and the start of the irrigation season, it is a good time to clean up the yard. A lot of debris and weeds get blown in from the winter and spring winds. It is also time to prune back your roses and other shrubs. It won't be long before we can plant our gardens.

Early spring is a good time to put down fertilizer with a pre-emergent weed killer. This will help control crab grass and other weeds. It is also a good time to get out the power mower and edger and do the recommended maintenance. If they need work, you can get them

fixed quickly; if you wait until April, the turn-around time will be much longer.

A note on fuel for gas-operated devices: Almost all gas sold in Washington now has ethanol in it...some up to 20%. This fuel works well in your car where you burn a tank every week or two. But sitting in your lawnmower over the winter, it can ruin the seals in a carburetor and make your lawnmower inoperable. Repairs are expensive. Gas sitting in a can in your garage for a few months is also suspect. The ethanol and gas can separate and be troublesome. There are two Conoco stations that have 91 octane gas with NO ethanol: At 780 Stevens in Richland and 1001 N. Volland in Kennewick. It is about \$3.50 a gallon, but that is a lot cheaper than \$100 for a new carburetor.

When the irrigation comes on in mid-April, remember that the first few days will be pretty cruddy water. You will have to clean your filters frequently to avoid blockage. During the first start up watering, check your irrigation system for any major leaks before erosion damage is done. Some of the sprinkler heads will need adjusting to put water only where it is needed. Try to avoid watering the sidewalks and streets. There may be water shortages this year due to the drought. Plan ahead so you can keep your landscaping healthy.

Note from the CC&R Committee:

The CC&R COMMITTEE is placing friendly reminder door hangers on property owner's door as a "friendly reminder" of our CC&R Rules & Regulations. The committee is working hard to keep the community informed of the Rules as many of our property owners are not aware of them! Here is an example of the door hanger:



<p>Canyon Lakes POA <u>FRIENDLY REMINDER</u> Dear Homeowner, Your volunteer CC&R committee member noticed the following issue that requires your attention:</p> <hr/> <p>Violation of Rules & Regulations placed here:</p> <hr/> <p>Thanks for doing your part to assure that Canyon Lakes community remains the finest place to live in the Tri-Cities.</p> <p>Sincerely, CC&R Committee</p>



New Mail Boxes

CLPOA is in the 5th year of replacing old mail boxes. This spring the mail boxes in The Villas, which date back to 1987, will be replaced. The mail boxes at Neel Place and 30th Ave. will be replaced later this year. Next year the mail boxes on North Canyon Lakes Drive (CLD) will be replaced. In 2017, the mail boxes at Union and CLD and those in the 3400 block of 42nd Place will be replaced. That will finish the Phase 1 replacement of all the mail boxes that are 23 or 24 years old.

Residents in The Villas will be notified by letter about the schedule for mail box replacement and how to obtain new keys. Mitch Marrot, contractor hired by CLPOA, will be scheduling times for property owners to exchange their old keys for new keys.



TRIM! TRIM! TRIM!

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



VANDALISM!!

Incidents of senseless vandalism are becoming more frequent. Last summer there was a rash of broken car windows and other damage. There have been more broken windows and damage in recent weeks. The suspects are teenagers and young adults who have been drinking. Parents...do you know where your kids are late at night? An incident at Canyon Lakes Golf Course was caught on their security camera and the perpetrators were arrested. Other security cameras are now in use around Canyon Lakes and the vandals will be caught and prosecuted. Do you have other reports of vandalism? Please help us put an end to this senseless vandalism. Contact Jodi Landefeld at 582-4345 with any reports.



WEEDS! WEEDS! WEEDS!

There are many unkempt lots in our Community! The following is the CLPOA Rule on Upkeep of Lots:

Section 11. Upkeep of Lots. All Unit Owners and Residents shall keep all Units and the improvements thereon in a clean, attractive, safe and sanitary condition.

If any Unit within Canyon Lakes shall become overgrown or unkempt so as to create a visual nuisance or safety hazard, or if any residential lot shall become unsanitary, the Association may, following ten (10) days written notice to the Unit Owner, take appropriate clean-up action and charge the cost thereof to the owner. If the Unit Owner refuses to pay the cost of the action, the cost shall become a lien upon the lot in the same manner as an overdue assessment pursuant to the provisions of the Declaration.



Scoop the Poop

We continue to have a problem with "dog poop" in the community. It's unpleasant for our landscapers to encounter when they work in our Common Areas, and, most importantly, people want to enjoy their yards free of someone else's "doggie doo." **PLEASE** carry a plastic bag when you walk your dog and clean up after it. **PLEASE** cleanup in your yard if you have a dog. Let's have a cleaner community.

Canyon Lakes Property Owners Association
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WHO TO CONTACT?

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