



CANYON LAKES PROPERTY OWNERS ASSOCIATION

P.O. BOX 7252 KENNEWICK, WA 99336 *PHONE 509-582-4345* CLPOA@CANYONLAKESPOA.ORG*WWW.CANYONLAKESPOA.ORG

March 2018

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 13, 2018 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 2017/2018 financial information, what the Board of Directors accomplished in 2017, what is expected in 2018. Jerry Martin, Board of Director gave 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. The Board is not at the requirement of 11 Board of Directors; there are 2 vacancies that need filling. If you are interested in volunteering for a Board position, please contact the office. Thank you to the Board that gives graciously of their time and effort to help make our Community one of the premier neighborhoods in the Tri Cities. Thank you to Wendy Simpson and Gene Schreckhise for their years of volunteering; you will both be missed!

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 Heritage Landscaping continue as the landscaping contractor for 2017/2018.

Patty Aoyama is the Covenants, Conditions & Restrictions (CC&R) chairman. The CC&R committee is committed to the well-being of our Community. Parking, visible 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 in the garage or behind a fence, clean up trash and tumbleweeds from your property and continue to maintain your lawns and vacant lots!!! Please remember to remove all holiday lighting!

The 2018 annual assessments are due by March 31, 2018. 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, 2018, will be charged a late fee of twenty five percent (25%) of the \$300 regular annual assessment; equaling \$75; totaling \$375 late assessment.

Happy spring



Spring Clean-up and Irrigation Season



As we get close 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 by 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. Fertilizing every month with a small amount of Weed and Feed will keep your grass green and weed-free; it also minimizes water needs. 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-powered devices: Almost all gas sold in Washington 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 the 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 is a Conoco station at 1001 N. Volland that has 91 octane gas with NO ethanol. Pacific Pride stations also have gas with NO ethanol. The nearest locations are: 10th Ave & Washington, 2105 W. 4th Ave, 2610 W. Kennewick Ave, 815 W. Columbia Dr, and 526 W. Columbia Dr. It is about \$3.60 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 watering, check your 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. Sprinkler systems must be operated such that excess irrigation water does not negatively affect neighboring properties.

TRIM! TRIM! TRIM!

Property owners please trim your trees and shrubs so they do not block the driver's vision of the road or hang over your neighbor's property line!



CITY LIGHT POLES

Home owners if you notice a City street light burnt out; please get the K number off the pole and call the City Public Works Department to register a complaint. It is hard for the Board to know when street lights are burnt out and/or which poles need attention.

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.



DOG'S MUST BE ON A LEASH!!

We continue to have a problem with loose dog's in the Community; especially the parks. There are **leash laws** in the City of Kennewick and those people either walking their dogs in the neighborhood, walking on the golf course, or in the parks; ALL dog's must be kept on a leash at ALL TIMES.

Many of the pet owners who say, "Oh, my dog is friendly", does not comfort a person/child that the dog is running up to – not everyone is a pet owner and/or a dog fan....it can be VERY SCARY for both the people and other owners whose dogs are on leashes.

DOG=LEASH!!!!!!

PS – I have heard many, many complaints – yes, this is you ladies in the City park...to name a few...

Approved Roofing Materials

The Canyon Lakes housing development began in 1982, and from the beginning the Covenants, Conditions, and Restrictions (CC&Rs) established the standard roofing color for asphalt shingles as “Weathered Wood” or equivalent. We also require architectural grade shingles with a 40-year warranty (or equivalent) and installation in accordance with manufacturer’s instructions. Recently, there have been some unapproved installations of asphalt shingles in non-compliant colors, mainly black which has become popular.

The Architectural Review Committee (ARC) has determined the following manufacturers and shingle colors to be equivalent to Weathered Wood:

- Owens Corning, Duration – Driftwood
- Owens Corning, Oakridge – Driftwood
- Owens Corning, Woodcrest – Chestnut, Sycamore
- Owens Corning, Woodmoor – Chestnut, Sycamore
- Pabco, Paramount – Weathered Wood, Driftwood
- Pabco, Premier – Driftwood, Weathered Wood
- IKO, Premier – Driftwood, Weathered Wood
- IKO, Cambridge – Driftwood, Weathered Wood
- GAF, Timberline – Weathered Wood

Other manufacturers have colors that are equivalent to Weathered Wood, subject to specific approval by the ARC.

Radar Speed Signs

Our 4 new radar speed signs are confirming what we suspected...64% of cars passing our signs are exceeding the 25-mph speed limit. If you are one of these drivers, PLEASE SLOW DOWN. And during the last 2 weeks of February we detected 20 cars exceeding 50 mph, which is reckless driving and a gross misdemeanor. When we can catch these reckless drivers, they will be arrested and prosecuted. We are working closely with the Kennewick Police Department to schedule their patrols at the times when the highest number of speeders are being detected.

We are getting serious about speeding in Canyon Lakes. Advice from your CLPOA Board of directors:

- Set a good example – do not exceed the 25-mph speed limit
- Check on your teen drivers – watch their speed
- Discuss the problem with your neighbors – increase awareness
- If you see commercial vehicles speeding, call the business and complain
- If drivers are reckless, it can become a criminal case



+++++

Coyote Concerns

Recently two packs of coyotes living near Canyon Lakes have been attacking pets and threatening homeowners. The Canyon Lakes Property Owners Association (CLPOA) met on March 13 to address the issue and hear from residents. Over 25 people and reporters from KNDU and KEPR attended the CLPOA Board meeting to express their concerns. Several homeowners had sad stories about their pets being killed and being confronted by fearless coyotes.

CLPOA President, Todd Sprong, explained that he has been in touch with the US Fish and Wildlife Service office in Moses Lake about the coyote problem. The purpose of this service is to resolve the problem and provide for the safety of the general public. This information is being provided to the homeowners who have experienced pet losses.

Canyon Lakes Property Owners Association
P.O. Box 7252
Kennewick, WA 99336

BUILD
RATE
US
POSTAGE
PAID
PERMIT
NO.
0000000000

WHO TO CONTACT?
Jodi Landefeld – Manager
509-582-4345 – office phone
Email:
clpoa@canyonlakespoa.org
Web site:
www.canyonlakespoa.org
Mailing address:
CLPOA
P.O. Box 7252
Kennewick, WA 99336





EMAIL ADDRESS
Please note the email address:
clpoa@canyonlakespoa.org

WEBSITE ADDRESS
Please note the website address:
www.canyonlakespoa.org