



# CANYON LAKES PROPERTY OWNERS ASSOCIATION

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December 2017

## **President's Report:**

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. 36<sup>th</sup> Avenue. The meetings are open to all property owners. Please attend and support your community!

In October, the Canyon Lakes Property Owners Association Board of Directors sent the property owners of Canyon Lakes the 2018 budget. The Board unanimously agreed to keep the 2018 annual assessment at \$300, no change from 2015/2016/2017. Payments made before March 1, 2018 will receive a 5% discount (\$285). The 2018 annual assessment invoices will be mailed in late December. The assessments are needed for major maintenance items, including masonry wall fund, updating Common Areas with xeric landscaping, sidewalk repairs and Common Area sprinkler system updates. Thank you to all of our Board members who graciously give their time and support to our Community; we will have one open Board position beginning January 2018; contact the office if you are interested in volunteering. The Architectural Review Committee (ARC) encourages all property owners to submit an ARC form before beginning any project. The forms can be found on the web site; there are 2 forms available; one for new construction and one for all other projects. The forms are very user friendly and quick to fill out. The ARC meets twice monthly; the second and fourth Tuesday to review all construction submittals. The CC&R committee is working diligently on the violations around the Community. The CC&R Committee sent numerous violation notices to 3 Canyon Lakes residents as they failed to comply with the Rules & Regulations of the Community. The residents continued to ignore the notices so the committee had our lawyer send each of them a letter stating further legal action would be taken against them if they failed to comply with the Rules & Regulations. Fortunately, all 3 violators complied with the Rules after receiving notice.

## **Annual Meeting:**

The annual meeting of the Canyon Lakes Property Owners Association will convene on Tuesday, February 13, 2018, at 7:00 p.m. The meeting will be held in the Champions Room at the Canyon Lakes Golf Course. The election of Board members is the chief focus of the annual meeting, as well as informing property owners what the Board accomplished in 2017, the 2018 goals, the long range plans for our Community, the 2017 financials and the 2018 budget.





**LIGHTS! LIGHTS! LIGHTS! LIGHTS!**

“It’s the most wonderful time of the year!”

**Thank you** to all our property owners who decorate their homes so beautifully during the holiday season. Many families enjoy driving through our neighborhood admiring the festive atmosphere of Canyon Lakes.

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**Update from our President on masonry wall**

As most of you have noticed, we are in the process of replacing the fence on 27<sup>th</sup> Avenue. It has been a long project for the homeowners that are getting their back fence replaced; we as a board would like to thank you for your patience. We have had difficulties with inclement weather, tree root problems and getting homeowners miscellaneous items cleared way on the Common Area property line to make way for the new wall. The masonry wall will be a great addition to the Canyon Lakes community when it is completed. The wall will also keep some of the road noise away from the homeowners that live along that busy street. However, it is quite the construction zone along 27<sup>th</sup> Avenue which is what I want everyone affected to realize; it is a major construction project that is going on to replace the existing wooden fence with the new masonry wall. Once again, thank you all for your patience and hope that the new addition to Canyon Lakes is one that makes our community better. If you have any questions, please give the office a call. Todd Sprong



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**PLEASE** clean up the leaves in your lawn and **NOT** rake/blow them into the street, neighbor’s yard or Common Areas. It is **VERY RUDE** to do to your fellow property owners! Remember to always try and be a **GOOD** neighbor! 😊

**Beware of Ice Melt Products - By Jerry**

Martin

Be careful with calcium chloride ice melt products. They work, but in the spring you may discover that the surface of your concrete driveway is crumbling in several places. I recommend ordinary sand to avoid any concrete damage, and it is much cheaper than ice melt products. Just keep a bag of sand in your garage and spread a little on ice when it develops. Sand is cheap, it works on ice, it keeps forever, it is harmless, and it is easy to clean up.

Ice melt products offer several choices: Urea or Salt (contains chloride). Urea is used in lawn fertilizers, but as an ice melt it is sold in much higher concentrations, so do not buy the comment that it "will not burn your lawn." Salt can be Sodium Chloride (rock salt is 95 to 98.5% pure), Potassium Chloride, Magnesium Chloride, and/or Calcium Chloride. The different ice melt brand names often mix these salts in patented blends along with the added chemicals. Exceeding the recommended usage and/or heavy traffic which moves the ice melt to areas not intended can damage concrete, carpet, floors, and wood decks in addition to vegetation. Ice melt usage will increase the number of freeze thaw cycles, which increase the risk of concrete scaling on the surface. Never use ice melt on concrete less than one year old. Clean off slush as soon as possible. Use of concrete sealers will help also. Article Source: <http://EzineArticles.com/839706>

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**Upcoming Board Meetings!**

All monthly Board meetings are held at the Villa’s Club House: 3701 W. 36<sup>th</sup> Avenue - 7:00 pm

- January 9, 2018
- February 13, 2018; annual meeting – Canyon Lakes Golf Course
- March 13, 2018

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**BALLOT CARDS WILL BE NEEDED**

Please return the 2018 Board Member nominations ballot that will be mailed in the January 2018 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 2<sup>nd</sup> and 3<sup>rd</sup> 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!



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## CC&R COMMITTEE

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. Holiday decoration thefts and thefts from door steps 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 numbers. 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.

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### **SPEEDERS IN CANYON LAKES!!!!!!!**

The speed limit on all streets in Canyon Lakes is 25 miles per hour. Unfortunately, a lot of drivers ignore this limit. Most of the speeders are Canyon Lakes residents, but others have added to the mix when cutting across Canyon Lakes to Southridge to avoid the major intersection at 27<sup>th</sup> Ave. and Highway 395. A traffic survey done by the City of Kennewick (CoK) earlier this year identified a significant increase in traffic volume with average speeds of 32 mph and some speeders at over 50 mph. Many Canyon Lakes residents have called the Kennewick Police Department (KPD) to file complaints and traffic patrols have been increased. You may have seen lots of "Please Slow Down" signs popping up around Canyon Lakes. Your Canyon Lakes Property Owners Association (CLPOA) Board of Directors has been working with the CoK Traffic Safety Commission to solve this problem.

The first idea considered was speed bumps, but the number of bumps needed to be effective was large and the cost was prohibitive. The CoK does not generally allow speed bumps because of their interference with emergency response vehicles. The next idea was radar speed signs; the CoK has several radar speed signs in operation and they have been effective in reminding speeders to slow down.

The CLPOA Board is working with CoK to install 4 radar speed signs on Canyon Lakes Drive. Two will be installed near S. Olson St. (at the bottom of the hill) and two more on the north side of Canyon Lakes Drive between W. 30<sup>th</sup> Ave. and S. Irby Court. The CoK will be doing the installations on existing light poles and the electric power for the signs will be provided by CoK.

The new radar speed signs will have the latest in radar and computer technology. The on-board computer in the signs will record the date, time, and speed of every vehicle passing by. This data will be analyzed by KPD to determine the most effective use of traffic patrols to catch speeders. The signs can also detect and report any vandalism. Vandals will be prosecuted to the full extent of the law.

**We are getting serious about speeding in Canyon Lakes.** Drivers **WILL** slow down or it will get very expensive for them. Speeding tickets are well over \$100.

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 commercial vehicles are seen speeding, call the business to complain
- Ben Franklin Transit (BFT) now has a route through Canyon Lakes; if you see buses speeding, call BFT to complain
- If drivers are reckless, it can become a criminal case.

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

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US  
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**WHO TO CONTACT?**

Jodi Landefeld – Manager  
509-582-4345 – office phone  
\*\*\*\*Please note, when leaving a message, my family often hears your message – please think before you leave a rude message

Mailing address:  
CLPOA  
P.O. Box 7252  
Kennewick, WA 99336



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**2018 ANNUAL MEETING**

The 2017 annual meeting will be held  
**FEBRUARY 13, 2018 at CANYON LAKES GOLF COURSE: 7:00pm**

The following will be presented:



1. Introduce CLPOA Board members
2. 2017 budget review
3. 2018 budget
4. 2017 accomplishments
5. 2018 goals
6. Long Range Planning goals
7. Question and answer session



**Refreshments will be provide!!!!**

