



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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

June 2017

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!

ARC Update: Earthtone Colors for Exterior Painting and Stucco

The Architectural Review Committee (ARC) has noticed a recent trend toward darker exterior colors for paint and stucco. This trend reflects the current popularity of darker colors. However, the ARC cautions against darker colors for two reasons: darker colors fade faster and during our hot summers, they absorb extra heat into homes, which make the A/C system work harder and sometimes fail. The ARC revised the Architectural Rules and Guidelines, Section 3.3.2 to better define "earthtone colors". Please review the section below and use it as a guide when selecting paint and/or stucco colors. 3.3.2 Painting and Stucco Colors. Exterior painting and stucco projects shall specify the planned colors and color chip samples shall be attached to the ARC application. Three different colors are allowed by the ARC: one Base color, one Trim color, and one accent color for front door and shutters. The garage door should match the base or trim color. Colors for base and trim shall be selected from the "earthtone" family of colors. The earthtone family of colors that apply to the main body and trim paint generally includes:

- Most shades of tan or beige
- Some lighter shades of gray
- Most shades of white or off-white

Exceptions* to the above color guidance may be approved on a case-by-case basis. Brighter accent colors for front doors and shutters may be approved, on a case-by-case basis, when color chip samples are submitted with an ARC application.

- * Some lighter shades of green
- * Some lighter shades of yellow

Colors that are NOT generally approved as earthtone colors are:

- Any shades of red
- Any shades of blue
- Any shades of orange
- Any shades of purple
- Any shades of black

The Architectural Review Committee (ARC) reserves the right to make final decisions about "earthtone" color compliance. The above information is solely for guidance in connection with homeowner's submittals of the ARC Forms for New Construction and Exterior Improvement Projects.



2017 Pool & Tennis Memberships
Panoramic Heights

Members enjoy a large, heated pool, children’s wading pool; tennis courts and playground with play structure, basketball court and baseball and soccer fields.

2017 Pool and Recreation Fees:

Guest Member: \$395

Operating hours: 10am-9pm

For more information contact:

Josh #531-0593

Visit web site:

5580 W. 25th Avenue – off Creekstone Dr.

DOG WASTE STATIONS

The Board elected to have 7 dog waste stations installed. We received calls from home owners complaining pet owners did not clean up after their dogs in the neighborhood. The Board chose to install the waste stations as a convenient way for pet owners to clean up waste and **THROW IT AWAY!** By popular demand, a 7th station was installed on 30th Avenue as the Common Area was used as a “dumping” ground for pets! Thank you to everyone who is taking advantage of the stations!!

Kennewick Irrigation Canal Project

For the past several months, the Kennewick Irrigation District has been working on lining their canal in Canyon Lakes. The current project starts next to Volunteer Park at S. Olson St. and Canyon Lakes Drive and continues to the ninth tee on the golf course. The late winter and spring delayed the project so our irrigation water didn’t come on until about April 20, 2017. There is still substantial work to be done to complete this part of the project. The final piece will be putting down gravel on the access road on each side of the canal. Then we will be able to put down fabric and rock to prevent weeds above the grass on S. Olson St. Next year the project will continue on the canal near W. 36th Ave. and S. Ely St. and we will finally get control of weeds in that area.

Note from CC&R Committee on signs:

Section 4. Signs. Signs are prohibited, except that the following signs are permitted:

- (a) One sign identifying the general contractor during construction; or,
- (b) One sign advertising a home for sale or rent; and,
- (c) A reasonable number of political signs before a primary or general public election.

(d) No signs will be allowed in the Canyon Lakes Common Areas unless approved by the CLPOA Board.

Any sign(s) permitted by this rule shall be on its own post, shall not be more than seventy-two (72) inches tall, shall not be larger than 550 square inches, shall be placed no closer than five (5) feet to the nearest sidewalk and no sign may be lighted or illuminated in any way. Other signs may be permitted if approved in writing by the Canyon Lakes Architectural Review Committee (the “Architectural Review Committee”).

Irrigation Tune-Up

With the hot days of June, we are now well into the 2017 irrigation season. Although there is no drought predicted like last year, it is still a good idea to conserve water when irrigating your lawn and plants. And the right combination of water and fertilizer can minimize water usage (and cost) and build a healthy, weed free lawn. A light application of fertilizer once a month seems to work well.

If you are using irrigation water rather than city water, it is necessary to clean the filters periodically. Cleaning once a week will usually avoid any clogging problems.

In order to avoid wasting water, you should also check your sprinkler heads about once a month. Observe the sprinklers on each circuit to ensure they are not over spraying onto the sidewalks or under spraying and leaving dry patches. Simple adjustments can keep the water in the places where it is needed. If you see any excess water on the surface, check the watering times and shorten the time of avoid excess water runoff onto your neighbor’s property.



NEWS FROM CC&R COMMITTEE

The CC&R COMMITTEE are notifying residents using a Friendly Reminder card 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 friendly reminder card and how the violation system works:

1. Green Friendly Reminder – 1st violation
2. Yellow Friendly Reminder – 2nd violation
3. Certified letter – 3rd violation – fining system begins if not remedied

Canyon Lakes POA

FRIENDLY REMINDER

Dear Homeowner,
Your volunteer CC&R committee member noticed the following issue that requires your attention:

Violation of Rules & Regulations placed here:

Thanks for doing your part to assure that Canyon Lakes community remains the finest place to live in the Tri-Cities.

Sincerely,
CC&R Committee



BARKING dogs driving you CRAZY...

Keep a log of when dogs are barking
Call City of Kennewick Code Enforcement
with details and get issues **RESOLVED**

Canyon Lakes Speed Limit is 25 mph



We have all noticed cars driving around Canyon Lakes at speeds well above the 25 mph limit. What can be done about this to improve safety?

Set a good example – do not exceed the 25 mph speed limit

- Check on your teen drivers – watch their speed
- Discuss this problem with your neighbors – increase awareness
- If commercial vehicles are seen speeding, call the business and complain
- Report speeders to the Kennewick Police Department
- If drivers are reckless, it can become a criminal case.

Please do your part to improve safety in Canyon Lakes.

LEGAL NOTICE GIVEN

Thank you to all property owners who paid their \$300 2017 annual assessment dues. Many of you took advantage of the 5% discount, \$285, if you paid by March 1, 2017. However, there are still some property owners who have not paid their 2017 annual assessment. If the assessment was not paid by March 31, 2017 a 25% penalty was added, \$75; totaling \$375. Two late annual assessment notices will be mailed to property owners who are late in paying their dues. If the annual assessment is still not paid by June 8, 2017, the Board has contracted with our lawyer, Craig Walker, to send a notice letter to those individuals requesting payment. Craig also summoned and filed complaints with residents who have not paid their assessment in several years. The Board took proactive measures this year to ensure every property owner is notified of the assessment(s) owed and that the Board will initiate legal proceedings if assessment(s) are not paid.



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

BUILD
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WHO TO CONTACT?

Jodi Landefeld – Manager
509-582-4345 – office phone
Email:

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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 remember the website address:

www.canyonlakespoa.org

*******Thanks to Carrie Brittain and Walt
Alaconis for their years of service as Board
of Directors for CLPOA. Welcome Emma
Mercado and David Griffith as your new
Board of Directors for CLPOA!*******