



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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March 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!

President's Report:



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The Annual Meeting was held February 14, 2017 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 2016/2017 financial information, what the Board of Directors accomplished in 2016, what is expected in 2017 and 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. 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 – now that the weather is nicer!

The 2017 annual assessments are due by March 31, 2017. 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, 2017, 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 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 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 \$3.00 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 spring 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!!



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, more importantly, people want to enjoy their yards free of someone else's "doggie doo."

PLEASE use the 6 new dog stations around Canyon Lakes Dr to clean up after your pet!
PLEASE cleanup poop in your yard if you have a dog.
Let's have a cleaner community.

Architecture Review Committee (ARC) News

Steve Crow has recently joined the CLPOA Board and brought the ARC up to three members along with John Scheer and Jerry Martin. It is a good thing the ARC is fully staffed now because there are currently over 20 new homes under construction in Canyon Lakes, with more expected to start soon. The ARC carefully reviews all new plans against the Architectural Guidelines and often requires some changes to comply. Most builders choose their exterior colors and develop landscaping plans midway through construction, so the ARC does follow-up on each home until it is complete. In order to maintain control over blowing debris and dust, the ARC members have a routine schedule to monitor construction sites whenever the wind is blowing. We frequently remind the builders to keep debris picked up and to keep loose dirt wet down. If you see blowing dust or debris, please call the CLPOA manager at 582-4345 and report it.
Jerry Martin – ARC Chairman

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.



WIND DAMAGE PREVENTION & CLEANUP

The Tri-Cities area often experiences periods of prolonged strong winds. This winter some winds gusted as high as 50-60 miles per hour and caused considerable damage to landscaping and property. The following recommendations can help keep our wind damage down.

Heed Early Warnings – The best resources for high wind alerts or advisories are your local radio and television stations. These alerts usually provide enough time to prepare.

Secure Your Property -- Bring indoors any small outdoor objects and furniture that can easily be blown around. Remove and store inside cushions, potted plants, hanging wind chimes, spinners and ornaments until winds subside. Protect outdoor furniture and other items that are not easily brought inside by stacking and moving them to a sheltered corner close to the house.

Secure Garbage Cans – If you store your garbage can outside and out of sight from the street, please secure it by putting it as close to a sheltered area as possible. You may want to turn the can so its wheels are on the outside with the front of the can resting against the shelter to lessen the chance of it tipping over or rolling away.

If the wind advisory is for a Tuesday, when you usually put your trash can out for Wednesday morning collection, it is probably best to wait to put the can out until early Wednesday morning. Winds can flip the lids open and scatter garbage widely. Because the cans are wheeled, they can also easily roll away and flip. However if you do place your trash can out the night before, on windy trash-collection days, one way to keep your trash container covered is to secure the lid with a short piece of 2-inch masking tape. The tape will tear when the contents of the container are dumped into the trash-collection truck.

Please remember:

Tumbleweed Cleanup – While it is probably best to let the professionals clear them, if you should decide to clear away some of them yourself, please be careful and wear heavy gloves as some of the Russian thistles have very sharp spines.

Report Damage – Please help by reporting damage to our fences or Common Areas landscaping by calling the CLPOA office at 582-4345 and leaving a message about the specific location of the damage.



Canyon Lakes Property Owners Association
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Kennewick, WA 99336

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PAID
PERMIT
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WHO TO CONTACT?

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