



## CANYON LAKES

# PROPERTY OWNERS ASSOCIATION

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

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

At the Board's Long Range Planning meeting this month; the Board approved the following High Priority projects: **High Priority – Short-Term Projects for 2017**

1. Radar Speed Limit Signs – working with City of Kennewick – 4 signs, mounting hardware, and power meters – to be mounted on existing light poles – estimated at \$12,000
2. Continue Common Area fence replacement with masonry block wall. Annual cost between \$40,000 and \$60,000 – this fall - part of 27<sup>th</sup> Avenue including walkway
3. Remove weeds and lay fabric/river rock along KID easements, S. Olson St. and Canyon Lakes Drive – estimated at \$3,000
4. Convert some Common Area landscaping to Xeric landscaping; as well as update some of the Common Area landscaping - location and cost TBD
5. Add features to Volunteer Park based on 2016 ballot results/survey - Picnic Shelter/Gazebo – estimated at \$15,000, horseshoe pits – estimated at \$1,000  
Continue to rebuild Long-Range Planning Reserve at \$20,000/year

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### **Canyon Lakes Speed Limit is 25 mph!!!!!!!!!!**

The Board is working closely with the City of Kennewick to install 4 radar speed signs along Canyon Lakes Drive to help slow down the traffic in our community. The signs will show drivers exactly how fast they are going and to SLOW DOWN if over the 25mph speed limit. Also, the Board is working with Southridge High School to help educate young drivers on the need to drive the speed limit in residential areas, mainly Canyon Lakes which many use as a cut through to other areas.

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 – BFT (Ben Franklin Transit) now has route through Canyon L – if buses are speeding – CALL BFT to complain!
- Report speeders to the Kennewick Police Department
- If drivers are reckless, it can become a criminal case

## **Sidewalk Tripping Hazards**

CLPOA has been making repairs to sidewalks to enhance the safety of our Canyon Lakes residents who like to walk for exercise. During June, a total of 71 more tripping hazards were repaired by Precision Concrete Cutting, completing Phase 2 of our sidewalk repair project. These tripping hazards were located around the outer loop of Canyon Lakes Drive and side streets. Phase 3 will begin as soon as bids are obtained. Phase 3 will involve replacement of about 35 - 5 ft. X 5 ft. sidewalk panels that are badly broken. The good news is that the City of Kennewick will reimburse us 25% of the cost for repairing our sidewalks.

### **TRIM! WEED! TRIM! WEED!**

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



### **UPCOMING BOARD MEETINGS:**

October 10, 2017

November 14, 2017

December 12, 2017

Please attend meetings to help support your Community!!!

### **NEWS FROM LANDSCAPE COMMITTEE**

- Heritage Landscaping did a remarkable job for CLPOA during this summer!
- Removed trees in center islands that were impeding drivers vision of traffic – Hildebrand and Canyon Lakes Dr.; this fall trees will be removed from islands - Olson Street and Canyon Lakes Dr
- Removed large dead tree branch this fall near Olson Street and Canyon Lakes Drive that broke off into Common Area
- Committee will be re-landscaping Common Area along Canyon Lakes Drive – S. Hill area as the Common Area need updating
- The KID easement area along Olson Street will have fabric and rock put down to eliminate weeds in easement

### **SIGNS, SIGNS and more SIGNS**

Please do not put signs in the Common Areas – it is not allowed within the Sign Rule of the Community – they will be removed! Thank you for your cooperation in this matter!

### **NEWS FROM CC&R COMMITTEE**

Residents please remember the following Rules & Regulations:

**Section 9. Storage.** Except for time reasonably required to load, unload and clean, parking of boats, trailers, recreation vehicles, campers, inoperative vehicles or like equipment shall not be allowed on any Private Area within Canyon Lakes, except within the confines of an enclosed garage, a fenced side yard or a place that cannot be seen from the street. Parking exceeding 72 hours shall be presumed unreasonable. Violations of the section shall be subjected to the same remedies provided in Section 2 (Use of Roads and Street)



## Homeowner's Landscaping Maintenance

Fall is a good time to do a final fertilizing of your lawn, while the irrigation water is still on. KID will be turning off the water in early October. It is also important to have your sprinkler system blown out to avoid damage. You should schedule the blowout before the first of November in case we have another early freeze. There are several sprinkler blow-out services available locally.

We have been notified by some of the many walkers in Canyon Lakes that there are a few places where vegetation has overgrown and is partially blocking the sidewalks. If you have overgrown shrubs or trees, please prune them back to the sidewalk edge. Also, please take advantage of the dog waste stations around the neighborhood while walking your pet!



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### A BIG THANK YOU!!!!!!

The Canyon Lakes Property Owners Association Board of Directors would like to thank all of the property owners who have done a GREAT job maintaining their properties this summer, especially considering all the smoke in the air and difficulty working outside as well as complying with the Rules of the Community! We live in one of the most spectacular communities in the Tri Cities and the Board would like to thank everyone for their willingness to keep Canyon Lakes a beautiful place to live!



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### 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 were mailed to property owners who were late in paying their dues. If the annual assessment was still not paid by June 30<sup>th</sup>, 2017, the Board contracted with our lawyer, Craig Walker, who sent a notice letter to those individuals requesting payment. Craig then summoned and filed complaints with residents who still have not paid their assessment this year; some for many years. The Board took proactive measures this year to ensure every property owner was notified of the assessment(s) owed and that the Board would initiate legal proceedings if assessment(s) were not paid.

**LEGAL NOTICE**

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

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**WHO TO CONTACT?**

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**EMAIL ADDRESS**

Please note the email address:

**[clpoa@canyonlakespoa.org](mailto:clpoa@canyonlakespoa.org)**

**WEBSITE ADDRESS**

Please note the website to find lots of information of our Community:

**[www.canyonlakespoa.org](http://www.canyonlakespoa.org)**