



**CANYON LAKES PROPERTY OWNERS ASSOCIATION**  
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## March 2023

As a reminder, the Board's regular business meetings are held on the second Tuesday of each month at 7:00 p.m. 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!

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### Annual Meeting



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The Annual Meeting was held on February 14, 2023, at 7:00 p.m., at the Canyon Lakes Golf Course. Thank you to the property owners who attended the meeting.

John Scheer, CLPOA President, gave a presentation informing property owners about the 2022/2023 financial data, what the board of directors accomplished in 2022, what is expected in 2023, and the Long-Range Plans for the community. After the presentation, 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.

Jerry Campbell was appointed to the President position. Dave Ottley and Jim Stottlemire were appointed as Vice Presidents.

### CC&R Committee News

The CC&R Committee is committed to the well-being of our community. Parking, storage, visible trash cans, tumbleweeds, and lot cleanups have been BIG CC&R issues during the spring. Please be neighborly and park your cars OFF the streets; store your trash cans in an area that cannot be seen from the street, such as in your garage or behind a fence; clean up debris and tumbleweeds from your property; and continue to maintain your lawns and lots.

Community associations enforce rules and restrictions to ensure a high quality of life for residents and to preserve property values. If you receive a violation notice from the CC&R Committee regarding trash cans, street parking, equipment storage, or what you might consider minor infractions, please do not be upset. The volunteers are not out to harass or single anyone out. The Board is very well aware that there are more serious violations and is working to resolve them.

The CC&R Committee members want to work with all homeowners simply to inform or remind them of the rules.

## Pet Waste

The Board has heard from many residents stating the dog stations have been a HUGE success and pet owners are thrilled to have a place available to pick up/throw away their pet waste.

Although, we seem to continue having a problem with “dog poop” in the community. It’s unpleasant and hazardous for our landscapers to encounter when they work in our common areas. Most importantly, people want to enjoy their yards free of someone else’s “doggie doo.”

PLEASE carry a plastic bag or use the waste bags from the dog stations when you walk your pet and clean up after it, clean up your yard if you have a dog, and pick up poop on the sidewalks, too.



Let’s have a cleaner community

Also, keep your pet on a leash when taking a walk or using one of our parks around Canyon Lakes. And be courteous of our walkers/runners with dogs on leashes, too.

## Fire Hydrants Clearance

Washington State requires 36 inches of clear space around fire hydrants for operation. The space allows firefighters to quickly find the fire hydrant when on scene, then access it easily. Fire crews say mere seconds count and can make the difference in saving your home and possessions.

For yours and your neighbors’ safety, please clear the shrubs and vegetation around fire hydrants on your property.



## Retiring Board Members

**Patty Aoyama** has served as a volunteer on the CLPOA Board of Directors for 13 years as director and the CC&R Committee Chairperson. She regularly traveled through the Canyon Lakes roads to help ensure our homes lived up to the standards outlined in our CC&Rs. Patty retired from the Board in February 2023.

**John Scheer** has served as a volunteer on the CLPOA Board of Directors for 10 years as director, President, and the Landscape Committee Chairperson as well as a volunteer on the ARC. John has been an integral part of ensuring that our community remains one of the finest communities in the Tri-Cities. He retired from the Board in February 2023.

The Board and community express genuine appreciation and sincere gratitude to both Patty and John for the hard work and careful attention they gave to the Canyon Lakes community.

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## New Board of Directors

The Board welcomes four new board members appointed to vacant positions.

Geoff Harvey  
Alicia Mercado  
Amberlee Moore  
April Stone

## Neighborhood Watch Program



It's official--we have a neighborhood watch group! Our new and improved version is a communication network among neighbors, and we are so excited. Keep an eye out for our committee members and flyers. Contact Amber Moore at [canyonlakesnhw@yahoo.com](mailto:canyonlakesnhw@yahoo.com) for more information.

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## Spring Clean-up & Irrigation

As we get closer to 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 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 crabgrass and other weeds. Fertilizing every month with a small amount of Weed and Feed will keep your grass green and weed-free. And give some attention to the weeds that are starting to grow in the sidewalks as well.

This 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. 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. Gas sitting in a can in your garage for a few

months is also suspect. The ethanol and gas can separate and be troublesome.

When the irrigation comes on this spring, remember that the first few days will be pretty cruddy water. You will have to frequently clean your filters 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.

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## Traffic Concerns

The four radar speed signs located around the Canyon Lakes Drive loop record and report vehicle speeds. The south portion of the Drive, from Hildebrand



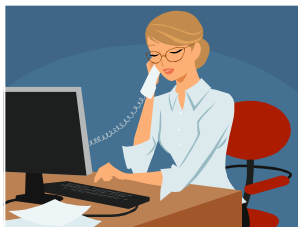
to South Ledbetter Street, has the most traffic and the highest volume of speeders. The second troublesome area is from West 30th Avenue to the Olsen Street entrance. The signs have recorded speeds over 69 mph at various times of the day.

Drivers are passing motorists that are going the speed limit and even passing cars on the wrong side of the islands in the road. The Traffic Committee and Board are currently considering various solutions to the speeding problem. The Committee and the City of Kennewick favor the solution of installing several speed humps along the Canyon Lakes Drive loop.

In the meantime, please obey the 25-mph speed limit and keep our community safe.

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BUILD
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### **CLPOA Office Contact**

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### **Canyon Lakes Facebook Group**

The Canyon Lakes Community Facebook Group is a place to connect and communicate with others in our community. To join, simply search Facebook for our group, Canyon Lakes Community, and click to join. Please include your address so that we can verify your residency and be sure to review and agree to our page rules. Welcome!

#### **SEE SOMETHING – SAY SOMETHING**

Remember to keep cars locked in driveways as well as keep track of package deliveries. KPD Non-emergency phone number is (509) 628-0333.