



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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July 2023

The regular business meetings of the Board of Directors are held on the second Tuesday of each month at 6:30 p.m. at the Villa's Club House; 3701 W. 36th Avenue. The meetings are open to all property owners. Please attend and support your community! Board meeting minutes can be found on the website at www.canyonlakespoa.org.

Top Issues Being Addressed

Your Board is working hard to address and fund its key issues as outlined in the last community survey taken. Funds are limited, which dictate the pace and timing of the many projects outlined on our short- and long-range planning list. The Board must prioritize the projects based on many factors, such as safety. Among the top items on last year's community survey is the issue of speeding on Canyon Lakes Drive.

After a lengthy research effort involving the City, Kennewick Police Department, and state-guided regulations, the installation of speed humps was adopted. While available funds in 2023 have been challenging, it will not stop the Board from planning and implementing future improvements.

Canyon Lakes Drive Speed Humps Project

At the April 11, 2023, board meeting, the CLPOA Board of Directors voted to approve the installation of traffic speed humps in the coming months. In the 2022, Canyon Lakes community survey, homeowners ranked traffic calming as the #1 priority for “**long-range planning**”. The issue also ranked **#1 when prioritizing common issues and complaints**.

The traffic calming issue has been before the Board for several years. In March 2022, an ad hoc committee was formed to conduct fact-finding research and present its findings to the Board. The committee invited the community to volunteer and participate in its effort.

In making its decision, Board members considered several options. In working with the City of Kennewick, it was determined that:

- “. . . stops signs are not to be used for speed control” (U.S. Dept. of Transportation, Manual on Uniform Traffic Control Devices, also confirmed by the City of Kennewick's Planning Department, 4/27/2022).
- Traffic circles are three to four times the cost of speed humps, and the City offers limited liability for accidents. Additionally, no coverage is provided for property damage when drivers fail to complete

the circle, so the cost of repairs would fall to the owner of the damaged property.

- Mobile traffic cameras are only for use in specific “high priority” places according to the State of Washington. Canyon Lakes Drive does not meet this criterion.
- Increased police presence and ticketing: when asked for increased presence, the City police department said it was not an option. Canyon Lakes Drive is not considered a priority for speed ticketing.
- Speed humps - The Federal Highway Administration states the following: “Generally located on residential streets or other low-speed roads, these raised pavement structures force motorists to slow down to a safe speed. Studies show speed humps can be effective at reducing speeds by nearly 10-15 mph.” Speed humps may also help redirect traffic to other roadways (e.g., 27th) and reduce traffic from those using Canyon Lakes Drive as a pass-through roadway.

The speed hump locations are being determined by a speed study that incorporated data from the radar signs placed along Canyon Lakes Drive. The locations will be reviewed by the City of Kennewick during the permitting process and may or may not be reassigned depending on their findings. Installation of the speed humps is tentatively scheduled to begin in late July or August.

Lessons learned and the effectiveness of the humps in this first phase may lead us to consider additional speed humps being placed at other locations within the Canyon Lakes community in the future.

While the City of Kennewick will not install speed humps on Canyon Lakes Drive, they will be maintained by the City. Additionally, the City is now requiring speed humps to be installed in newly developed neighborhoods, such as Southcliffe (off Bob Olsen Parkway and Sherman Street).

Join Our Paperless Campaign!

Mass communications, invoices, and notices, many required by The Revised Code of Washington, are mailed via U.S. Mail to Canyon Lakes property owners throughout the year. With nearly 1,000 homes in our

community, the cost of postage and printing is increasing. In 2023, the cost of printing has increased 20% over 2022.

The CLPOA is launching a program, asking property owners to elect to receive and authorize the Association to deliver electronic communications. If you wish to opt in to receive electronic communications, including invoices, from the Association, you may complete the authorization form in this newsletter and return it to the Association office via mail or email. Alternatively, you may go the CLPOA website and complete the opt-in form online at <https://canyonlakespoa.org/mailling-list/>.

Email addresses and phone numbers obtained from property homeowners will be used only for the purposes of CLPOA.

Key Departure/Impressive Arrival

Our Canyon Lakes Community and its Association will be losing one of its key contributors. Office Manager, Tamme Ward, will be retiring from the position at the end of July. Tamme is seen as a proven leader while working closely with the Board and its Committee members. She will truly be missed. However, the Board welcomed its new Office Manager, Devin Lundstrom, in June. Devin and her family have been residents of Canyon Lakes for 14 years. Her experience as a health care administrative coordinator, her background in the insurance industry, and her pursuit of an advanced business administration degree make Devin both skilled and talented in managing the day-to-day challenges that the Office Manager position requires. Please help us in welcoming Devin Lundstrom to her new CLPOA Office Manager position.

New Board Member

The Board welcomes Karla Palmer to the Board of Directors.

Stop ‘Pussy-Footing’ Around. Join us!

In the coming weeks, your Board will be reaching out to fellow residents and homeowners in search of capable community members wishing to get involved in building and growing our neighborhoods. Residents like you are needed to tackle the many challenges of maintaining a premier community like Canyon Lakes. From its many committees like Long-Range Planning, and the team that manages our community landscaping, to the volunteers of the Neighborhood Watch Program who are working hard to keep our neighbors safe, we could use

your help. Please consider volunteering your time on a committee or perhaps consider becoming a candidate to fill one of a couple of open Board positions. We’ve never needed your help more than now! Call the CLPOA office to learn more at 509-582-4345 or send an email to CLPOA@canyonlakespoa.org.

Live Streaming Board Meetings Coming Soon

Coming soon to your home computer! In June, the Board voted to begin live streaming its monthly Board meetings which will allow you to tune in live or watch recorded meetings at your leisure. The Board approved the purchase of the audio and video equipment needed to create the broadcasts and granted approval to move the meetings to the Mid-Columbia Library on Union Street, which provides the internet access required to transmit the signal, something the Villas meeting room did not offer. Since funding for the equipment was not previously budgeted, the Board will determine the best future date to make the purchase, move its meeting location, and commence with broadcasts. It’s hoped that this will provide more residents access to the Board meetings via their home computers, giving the Association greater transparency as to its actions and activities.

Neighborhood Watch Committee

Our Neighborhood Watch Program is a communications network among neighbors. Representatives are still needed for the South Hill, The Heights, and Canyon Lakes #9 neighborhoods. Keep an eye out for our committee members and flyers. Committee members have already visited property owners in the Loden Greens, The Greens, The Estates, Canyon Lakes North, and Canyon Lakes #9 neighborhoods. Contact Amber Moore at canyonlakesnhw@yahoo.com for more information.



CC&R News

The CC&R Committee is committed to the well-being of our community. Community associations enforce rules and restrictions to ensure a high quality of life for residents and to preserve property values.

Thank you to our community walkers that have been picking up trash/recyclables that have blown onto the ground. Your efforts to

keep our community looking nice have not gone unnoticed and are greatly appreciated.

Yard Maintenance

We have observed many unkempt lots in our community with weeds in gardens and lawns as well as yellowing lawns. The following is the CLPOA Rule on the maintenance of Canyon Lakes properties:

“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.”

Remove Sidewalk Weeds

Homeowners, please remove the weeds and trim shrubs from sidewalks adjacent to your property. Community walkers are saying they have to go into the street to avoid weeds and shrubs that overtake the sidewalk.

The City of Kennewick ordinances require sidewalks to be free of weeds and foliage. Trees, shrubs, and foliage must be trimmed off the sidewalk up to 7 feet and up to 14 feet if overhanging a street. Foliage must also be trimmed to ensure street signs are not blocked and are visible to drivers and pedestrians.

Landscaping & Utility Boxes

As a reminder, foliage and shrubs around utility boxes and fire hydrants must be trimmed at least 36” away from the units.

Green Healthy Lawn

With the high temperatures, many lawns have been stressed and are turning brown. More and more water won't necessarily keep your lawn green. If you use expensive City water for irrigation, you want to minimize water usage. Even if you have KID irrigation water, a drought may limit your water supply. A proper combination of fertilizer and water will keep your lawn healthy and green.

A fertilizer program is a good way to apply the optimum amount of fertilizer. Consider applying an early spring application of crabgrass preventer plus lawn food, later spring and summer applications of weed control plus lawn food, late summer application of lawn food with 2% iron, and a fall application of winterized lawn food.

Protect Your Home from Wildfire

This is a good time, before the upcoming dry, hot fire season, to check our homes and yards for any combustible vegetation from landscaping. Homeowners should review this checklist for fire protection and do an annual cleanup.

10 Steps To Defend Your Home From Wildfire

- Rake leaves, dead limbs, and twigs. Clean out gutters. Remove leaves and rubbish from under structures and decks. Clear all flammable vegetation.
- Thin a 15-foot space between tree crowns and remove limbs within 15 feet of the ground. Remove dead branches that extend over the roof.
- Prune tree branches and shrubs within 15 feet of a stove pipe or chimney outlet.
- Mow the grass regularly and remove the clippings.
- Clear a 10-foot area around propane tanks and the barbeque.
- Regularly dispose of newspapers, rubbish, and vegetation clippings.
- Store gasoline, oily rags, and other flammable material in approved safety cans. Place cans in a safe location away from the base of buildings.
- Stack firewood at least 50 feet away and uphill of your home. Clear combustible material within 20 feet.
- Use landscape features such as driveways and paved or gravel walkways or patios to create firebreaks throughout the yard.
- Review your homeowner's insurance policy and prepare/update a list of your home's contents.

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RATE
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Be a courteous neighbor by trimming your trees and shrubs so they do not block the driver's vision of the road or hang over your neighbor's property line.

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 (Kennewick), 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!