



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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March 2020

Update – MEETING LOCATION CHANGED – Canyon Lakes Golf Course

As a reminder, the Board's regular business meetings are held on the second Tuesday of each month, at 7:00 pm at the Canyon Lakes Golf Course; 3700 W. Canyon Lakes Drive. The meetings are open to all property owners. Please attend and support your Community!

President's Report: The board would like to thank Todd Sprong for his years of service as a director and President of CLPOA. His years of service have been invaluable to the board. He was instrumental in getting the Volunteer Park completed, along with Jerry Martin, completing the masonry block wall around all of our common areas in Canyon Lakes and updating many common areas with xeric landscaping. Todd often was the voice of calm and reason on the board and would always be the one to volunteer to speak with our neighbors if issues arose.

Thank you, Todd, you will surely be missed.

Steve Crow is our new incoming President. Steve has served on the Architectural Review Committee and as a director for 4 years. Steve will be a wonderful President for our community and the board is very grateful he is willing to take over for Todd.



The Annual Meeting was held February 11, 2020 at 7:00 pm at the Canyon Lakes Golf Course. Thank you to the property owners who attended the meeting. Todd Sprong, outgoing CLPOA President, gave a Power Point presentation informing property owners about the 2019/2020 financial data, what the Board of Directors accomplished in 2019, what is expected in 2020, 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 members of the Board of Directors; there is 1 vacancy that needs 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; welcome to Len Dreisbach, Reid Klei, and Rebecca Riley as new board members. John Scheer is the new landscaping chairman and with spring upon us, the landscaping committee will be paying close attention to the startup and maintenance of irrigation on the Common Areas; the Board voted to have Heritage Landscaping continue as the landscaping contractor for 2019/2020.

Patty Aoyama is the Covenants, Conditions, & Restrictions (CC&R) chairman. 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 springtime; 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!!!

The 2020 annual assessments are due by March 31, 2020. 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, 2020, will be charged a late fee of twenty five percent (25%) of the \$315 regular annual assessment; equaling \$78.75; totaling \$393.75 for a late payment.

Spring Clean-up and Irrigation Season



As we get closer to mid-April 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 also minimizes water needs. 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... 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 is a Conoco station at 1001 N. Volland that has 91 octane gas with NO ethanol. Pacific Pride stations also have gas with NO ethanol. The nearest locations are: 10th Ave & Washington, 2105 W. 4th Ave, 2610 W. Kennewick Ave, 815 W. Columbia Dr, and 526 W. Columbia Dr. 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 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 street or hang over your neighbor's property line!



CITY LIGHT POLES

Home owners if you notice a City street light burnt out; please get the K number off the pole and call the City Public Works Department to report the outage. It is hard for the Board to know when street lights are burnt out and/or which poles need attention.

WEEDS! WEEDS! WEEDS!

Last summer there were unkempt lots and yards in our Community! The following is the CLPOA Rule:

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.



DOG'S MUST BE ON A LEASH!!

We continue to have a problem with loose dog's in the Community; especially the parks.

There are **leash laws** in the City of Kennewick that apply to all those people either walking their dogs in the neighborhood, walking around the golf course, or in the parks; ALL dog's must be kept on a leash at ALL TIMES.

Many of the pet owners who say, "Oh, my dog is friendly", does not comfort a person/child that the dog is running up to – not everyone is a pet owner and/or a dog fan....it can be VERY SCARY for both the people and other owners whose dogs are on leashes.

DOG=LEASH!!!!!!

Please use dog waste stations as well and clean up after your pets! And...keep them **QUIET!!!!**

Approved Roofing Materials

The Canyon Lakes housing development began in 1982, and from the beginning the Covenants, Conditions, and Restrictions (CC&Rs) established the standard roofing color for asphalt shingles as “Weathered Wood” or equivalent. We also require architectural grade shingles with a 40-year warranty (or equivalent) and installation in accordance with manufacturer’s instructions. Recently, there have been some unapproved installations of asphalt shingles in non-compliant colors, mainly black. The Architectural Review Committee (ARC) has determined the following manufacturers and shingle colors to be equivalent to Weathered Wood:

- Owens Corning, Duration – Driftwood
- Owens Corning, Oakridge – Driftwood
- Owens Corning, Woodcrest – Chestnut, Sycamore
- Owens Corning, Woodmoor – Chestnut, Sycamore
- Pabco, Paramount – Weathered Wood, Driftwood
- Pabco, Premier – Driftwood, Weathered Wood
- IKO, Premier – Driftwood, Weathered Wood
- IKO, Cambridge – Driftwood, Weathered Wood
- GAF, Timberline – Weathered Wood

Other manufacturers have colors that are equivalent to Weathered Wood, subject to specific approval by the ARC.

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 and the newspaper. 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.

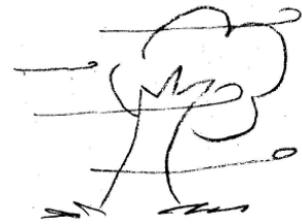
Secure Garbage Cans – If you store your garbage can outside and out of sight from the street, please secure it by putting it as close to a sheltered area as possible. You may want to turn the can so its wheels are on the outside with the front of the can resting against the shelter to lessen the chance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

If the wind advisory is for a Monday, when you usually put your trash can out for Tuesday collection, it is probably best to wait to put the can out until early Tuesday 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
P.O. Box 7252
Kennewick, WA 99336

BUILD
RATE
US
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PAID
PERMIT
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WHO TO CONTACT?

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EMAIL ADDRESS

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WEBSITE ADDRESS

Please note the website address:

www.canyonlakespoa.org

ALL Canyon Lakes residents; we are sending out lots of support to our community as we are dealing with the Corona Virus pandemic. Please wash hands and practice social distancing. Stay safe and healthy – enjoy walking our community and getting outside.