



# CANYON LAKES PROPERTY OWNERS ASSOCIATION

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December 2018

## **President's Report:**

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!

In October, the Canyon Lakes Property Owners Association Board of Directors sent the property owners of Canyon Lakes the 2019 budget. The Board agreed to increase the 2019 annual assessment to \$315, a \$15 increase. The Board had not increased the assessment for years; 2015/2016/2017/2018. Payments made before March 1, 2019 will receive a 5% discount (\$299.25). The 2019 annual assessment invoices will be mailed in late December. The assessments are needed for major maintenance items, including masonry wall fund, updating Common Areas with xeric landscaping, sidewalk repairs and Common Area sprinkler system updates. Thank you to all of our Board members who graciously give their time and support to our Community; we will have two open Board positions beginning January 2019; contact the office if you are interested in volunteering. The Architectural Review Committee (ARC) encourages all property owners to submit an ARC form before beginning any project. The forms can be found on the web site; there are 2 forms available; one for new construction and one for all other projects. The forms are very user friendly and quick to fill out. The ARC meets twice monthly; the second and fourth Tuesday to review all construction submittals. The CC&R committee is working diligently on the violations around the Community. The CC&R Committee sent numerous Storage violation notices to 3 Canyon Lakes residents as they failed to comply with the Rules & Regulations of the Community. The residents continued to ignore the notices so the committee had our lawyer send each of them a letter stating further legal action would be taken against them if they failed to comply with the Rules & Regulations. Fortunately, all 3 violators complied with the Rules after receiving notice.

**Annual Meeting:** The annual meeting of the Canyon Lakes Property Owners Association will convene on Tuesday, February 12, 2019, at 7:00 p.m. The meeting will be held in the Champions Room at the Canyon Lakes Golf Course. The election of Board members is the chief focus of the annual meeting, as well as informing property owners what the Board accomplished in 2018, the 2019 goals, the long-range plans for our Community, the 2018 financials and the 2019 budget.



## UPDATE on Masonry Block Wall

Replacement of the old foam board fence along common areas has continued in 2018 with the addition of 1880 linear feet on 27<sup>th</sup> Avenue and Olson Street. This brings the total masonry block wall completed so far to over 5900 linear feet, with less than 2000 feet remaining on S. Ely Street. The fence replacement has been accomplished within regular budgets over the past 6 years without a special assessment or significant increases in annual assessments. The expected life of the masonry block wall is 50 years, which is well worth the investment.



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## LIGHTS! LIGHTS! LIGHTS! LIGHTS!

“It’s the most wonderful time of the year”

**Thank you** to all our property owners who decorate their homes so beautifully during the holiday season. Many families enjoy driving through our neighborhood admiring the festive atmosphere of Canyon Lakes.

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## Note from CC&R Committee

While we all love holiday lights; no one wants their neighbors to have them left hanging up way too long. Please follow the appropriate time frame and remove your lights within 6 weeks of the holidays.

See following rule from ARC Guidelines:

4.2.9 Exterior Lighting. ...Holiday lighting is generally approved by the ARC, provided the lighting is installed and operated not more than six weeks before or after the given holiday.

## Beware of Ice Melt Products –

By Jerry Martin

Be careful with calcium chloride ice melt products. They work, but in the spring you may discover that the surface of your concrete driveway is crumbling in several places. I recommend ordinary sand to avoid any concrete damage, and it is much cheaper than ice melt products. Just keep a bag of sand in your garage and spread a little on ice when it develops. Sand is cheap, it works on ice, it keeps forever, it is harmless, and it is easy to clean up.

Ice melt products offer several choices: Urea or Salt (contains chloride). Urea is used in lawn fertilizers, but as an ice melt it is sold in much higher concentrations, so do not buy the comment that it "will not burn your lawn." Salt can be Sodium Chloride (rock salt is 95 to 98.5% pure), Potassium Chloride, Magnesium Chloride, and/or Calcium Chloride. The different ice melt brand names often mix these salts in patented blends along with the added chemicals. Exceeding the recommended usage and/or heavy traffic which moves the ice melt to areas not intended can damage concrete, carpet, floors, and wood decks in addition to vegetation. Ice melt usage will increase the number of freeze thaw cycles, which increase the risk of concrete scaling on the surface. Never use ice melt on concrete less than one year old. Clean off slush as soon as possible. Use of concrete sealers will help also. Article Source:

<http://EzineArticles.com/839706>

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## Upcoming Board Meetings!

All monthly Board meetings are held at the Villa’s Club House: 3701 W. 36<sup>th</sup> Avenue - 7:00 pm

- January 8, 2019
- February 12, 2019; annual meeting –Canyon Lakes Golf Course
- March 12, 2019

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## BALLOT CARDS WILL BE NEEDED

Please return the 2019 Board Member nominations ballot that will be mailed in the January 2019 annual meeting information packet. We need 25% of property owners ballots returned to have a quorum for the annual meeting. In the past, hundreds of extra dollars were spent on 2<sup>nd</sup> and 3<sup>rd</sup> mailings of ballots to be returned in order to get the 25% of property owners. Please be a proactive property owner and send in your signed ballot!

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## Bofer Canyon Fire – August 11, 2018

The Board is continuing to follow-up on the August 11 fire. We have met with Brian Ellis of the Kennewick Fire Department and with Lonnie Click, chief of Benton County Rural Fire District #1. The focus of these meetings has been on creating a defensible space around your property. This mainly involves removal of combustible vegetation from landscaping. Chief Click suggested the possibility of firemen visiting homes adjacent to open fields and offering to do inspections for fire hazards. The inspection would include a checklist and guidance for fire prevention. Chief Click will be our guest speaker at the CLPOA Annual Meeting on February 12.

### 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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## CC&R COMMITTEE

With the onset of the Holiday Season we see a lot of good and generosity being displayed by our neighbors and strangers as we go about our business. Holiday decoration thefts and thefts from door steps are very popular at this time of year. The best thing we can do as residents is be vigilant and look out for our neighbors and each other. If something does not appear normal or right it probably isn't. Jot down a license plate if a car looks out of place and call the police. Our friends at the Kennewick PD tell us the most important thing to do is to call. If you see some activity that is in progress call the 911 emergency numbers. If you discover something after the fact call the Non-Emergency number 509-628-0333 and report what you have found. It only takes a few minutes and it will help the police track the activity.

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**PLEASE** clean up the leaves in your lawn and **NOT** rake/blow them into the street, neighbor's yard or Common Areas. It is **VERY RUDE** to do to your fellow property owners! Remember to always try and be a **GOOD** neighbor! 😊

**PLEASE** clean up after your pets! We have dog waste stations around the neighborhood – remember – **SCOOP your POOP**



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

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PERMIT
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**WHO TO CONTACT?**

Jodi Landefeld – Manager  
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Email:

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Web site:

**www.canyonlakespoa.org**

Mailing address:

CLPOA

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**EMAIL ADDRESS**

Please note the email address:

**clpoa@canyonlakespoa.org**

**UPDATED WEBSITE ADDRESS**

Please remember the updated website:

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

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**Please use the sidewalks in the neighborhood and refrain from cutting thru resident's yards and the golf course. Parents, please pass the word onto your kids. Thank you!**