



## CANYON LAKES PROPERTY OWNERS ASSOCIATION

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

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June 2018

### **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!

### **Earthtone Colors for Exterior Painting and Stucco - ARC update**

The Architectural Review Committee (ARC) has noticed a recent trend toward darker exterior colors for paint and stucco. This trend reflects the current popularity of darker colors. However, the ARC cautions against darker colors for two reasons: darker colors fade faster and during our hot summers, they absorb extra heat into homes, which make the A/C system work harder and sometimes fail.

The ARC revised the Architectural Rules and Guidelines, Section 3.3.2 to better define "earthtone colors". Please review the section below and use it as a guide when selecting paint and/or stucco colors.

3.3.2 Painting and Stucco Colors. Exterior painting and stucco projects shall specify the planned colors and color chip samples shall be attached to the ARC application. Three different colors are allowed by the ARC: one Base color, one Trim color, and one accent color for front door and shutters. The garage door should match the base or trim color. Colors for base and trim shall be selected from the "earthtone" family of colors.

The earthtone family of colors that apply to the main body and trim paint generally includes:

- Most shades of tan or beige
- Some lighter shades of gray
- Most shades of white or off-white

Exceptions\* to the above color guidance may be approved on a case-by-case basis. Brighter accent colors for front doors and shutters may be approved, on a case-by-case basis, when color chip samples are submitted with an ARC application.

- \* Some lighter shades of green
- \* Some lighter shades of yellow

Colors that are NOT generally approved as earthtone colors are:

- Any shades of red
- Any shades of blue
- Any shades of orange
- Any shades of purple
- Any shades of black

The Architectural Review Committee (ARC) reserves the right to make final decisions about "earthtone" color compliance. The above information is solely for guidance in connection with homeowner's submittals of the ARC Forms for New Construction and Exterior Improvement Projects.





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**UPCOMING BOARD MEETINGS:**

July 10, 2018  
August 14, 2018  
September 11, 2018

**UPCOMING ARC MEETINGS:**

July 10 and 24, 2018  
August 14 and 28, 2018  
September 11 and 25, 2018

**“See Something, Say Something”**

With warmer weather, longer hours of daylight and another school year ending the opportunity for mischief and items to turn up missing increase. Recently in Canyon Lakes we have had multiple car break-ins with items being taken and some minor vandalism. When taking advantage of the longer hours by working around the house after dinner remember to take a second look and make sure your equipment is put away, your garage doors are closed for the evening and your car doors are locked. In the middle of the night an open garage door makes an easy target for home break-ins and items being stolen. Remember to look out for your neighbors; if you see something that is questionable you can tell you neighbor or call the KPD non-emergency number, 509-628-0333, and always call 911 in an emergency. The best tool the police have against neighborhood crime is a watchful neighborhood; so, if you “See Something, Say Something”.

**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 and 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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**BOARD OF DIRECTOR NEEDED:**

Thank you to all of our Board members who graciously give their time and support to our Community. The Board currently has 9 members and 11 members are required by our Bylaws. The Board invites anyone interested in becoming a Board member to contact the office and/or attend one of the monthly Board meetings to see if you would be interested in volunteering.  
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**NEW DOG STATION**

The Board voted to install an additional dog station in a Villas Common Area. 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 to go to pick up/throw away their “doggie dodo”



**Irrigation Tune-Up**

With the hot days of June, we are now well into the 2018 irrigation season. Although there is no drought predicted it is still a good idea to conserve water when irrigating your lawn and plants. And the right combination of water and fertilizer can minimize water usage (and cost) and build a healthy, weed free lawn. A light application of fertilizer once a month seems to work well.

If you are using irrigation water rather than city water, it is necessary to clean the filters periodically. Cleaning once a week will usually avoid any clogging problems. In order to avoid wasting water, you should also check your sprinkler heads about once a month. Observe the sprinklers on each circuit to ensure they are not over spraying onto the sidewalks or under spraying and leaving dry patches. Simple adjustments can keep the water in the places where it is needed. If you see any excess water on the surface, check the watering times and shorten the time of avoid excess water runoff onto your neighbor’s property.



## NEWS FROM CC&R COMMITTEE

The CC&R COMMITTEE are notifying residents using a Friendly Reminder card as a “friendly reminder” of our CC&R Rules & Regulations. The committee is working hard to keep the community informed of the Rules as many of our property owners are not aware of them! Here is an example of the friendly reminder card and how the violation system works:

1. Green Friendly Reminder – 1<sup>st</sup> violation
2. Yellow Friendly Reminder – 2<sup>nd</sup> violation
3. Certified letter – 3<sup>rd</sup> violation – fining system begins if not remedied

Canyon Lakes POA

### FRIENDLY REMINDER

Dear Homeowner,  
Your volunteer CC&R committee member noticed the following issue that requires your attention:

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**Violation of Rules & Regulations placed here:**

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Thanks for doing your part to assure that Canyon Lakes community remains the finest place to live in the Tri-Cities.

Sincerely,  
CC&R Committee



## Canyon Lakes Speed Limit is 25 mph



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
- Report speeders to the Kennewick Police Department
- If drivers are reckless, it can become a criminal case.

Please do your part to improve safety in Canyon Lakes  
Pay attention to the speed radar signs as well and  
**SLOW DOWN!!**

## LEGAL NOTICE GIVEN

Thank you to all property owners who paid their \$300 2018 annual assessment dues. Many of you took advantage of the 5% discount, \$285, if you paid by March 1, 2018. However, there are still some property owners who have not paid their 2018 annual assessment. If the assessment was not paid by March 31, 2018 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 15<sup>th</sup>, 2018, the Board contracted with our lawyer, Craig Walker, who sent a notice letter to those individuals requesting payment. Craig will then summon and file 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**

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

BUILD
RATE
US
POSTAGE
PAID
PERMIT
NO.
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**WHO TO CONTACT?**

Jodi Landefeld – Manager  
509-582-4345 – office phone

Email:

**clpoa@canyonlakespoa.org**

Web site:

**www.canyonlakespoa.org**

Mailing address:

CLPOA

P.O. Box 7252

Kennewick, WA 99336



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**EMAIL ADDRESS**

Please note the email address:

**clpoa@canyonlakespoa.org**

**WEBSITE ADDRESS**

Please remember the website address:

**www.canyonlakespoa.org**

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**Barking dogs driving you crazy? Keep a log and contact the City of Kennewick Code Enforcement!**