



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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June 2020

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 Canyon Lakes Golf Course, 3700 W. Canyon Lakes Drive. The meetings are open to all property owners.

Update: The board and ARC have been meeting via phone conferencing due to COVID 19 shelter in place orders.

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.



Protect Your Home from Wildfire

The Bofer Canyon fire of August 11, 2018 is still a fresh memory. Many Canyon Lakes homes were spared by a change in the wind direction and an excellent response from the Kennewick Fire Department and the Benton County Fire District resources. 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, remove limbs within 15 feet of the ground and 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.

UPCOMING BOARD MEETINGS:

July 14, 2020

August 11, 2020

September 8, 2020

UPCOMING ARC MEETINGS:

July 14 & 28

August 11 & 25

September 8 & 22

ARC applications are needed for exterior projects; form found on web site

DOG STATIONS

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"



Also, please keep dogs on a leash when taking a walk and on a leash in our parks around Canyon Lakes

New Park Benches

The Board of Directors recently installed 7 new park benches around the Canyon Lakes Drive circle for the comfort of our residents who like to walk. It is a 3-mile hike around the circle and some walkers need to take a rest along the way. John Scheer coordinated the location of the benches in the most ideal spots in our common areas.

Five of the benches have been sponsored by Canyon Lakes residents and dedicated to deceased family members or other good causes. As soon as we are able to gather in small groups, we will schedule a picnic lunch at the gazebo in Volunteer Park and then go around to those 5 benches to do a dedication/presentation.

We still have 3 benches available for sponsorship. Please call Jerry Martin at 586-3349 if you are interested.

“See Something, Say Something: With warmer weather and longer hours of daylight 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”.

Canyon Lakes Homeowners:

This is the time of year for general house and property maintenance. One of the often-neglected items are wooden fences. Hard water and sun bleach out the original color over a period of years. Whether painted or stained, please renew the finish to maintain the appearance of your fence. We all want our neighborhood to look beautiful, please do your part if your wood fence shows signs of aging.

Sincerely yours,
CLPOA Board of Directors

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TRIM! TRIM! TRIM!

Property owners please trim your trees and shrubs so they do not block the driver’s vision of the road or hang over your neighbor’s property line!



WEEDS! WEEDS! WEEDS!

There are many unkempt lots in our Community! The following is the CLPOA Rule on Upkeep of Lots:

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.

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

- Report instances of speeding to the Kennewick Police Department at 628-0333
- 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
- If drivers are reckless, it can become a criminal case.

Pay attention to the speed radar signs & slow down

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LEGAL NOTICE GIVEN

Thank you to all property owners who paid their \$315, 2020 annual assessment dues. Many of you took advantage of the 5% discount, \$299.25, if you paid by March 1, 2020. However, there are still some property owners who have not paid their 2020 annual assessment. If the assessment was not paid by March 31, 2020 a 25% penalty was added, \$78.75; totaling \$393.75. A late annual assessment notice was mailed to property owners who were late in paying their dues. If the annual assessment was still not paid by July 1,2020 (delayed for those that needed extra time due to COVID 19), the Board will contract with our lawyer, Craig Walker, to send 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) are not paid

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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





EMAIL ADDRESS

Please note the email address:
clpoa@canyonlakespoa.org

WEBSITE ADDRESS

Please remember the website address:
www.canyonlakespoa.org

- Canyon Lakes -
Local Neighborhood Dog-Walking!
Text or Call for inquiries on scheduling & special
package prices! 1 hr walk -\$25; 30 min walk -\$18
Thanks! Shea (480) 263-1224