



# CANYON LAKES PROPERTY OWNERS ASSOCIATION

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## **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. The board is wishing everyone in the community a safe and healthy fall!

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At the Board's Long-Range Planning meeting this month; the Board approved the following Long-Range Planning strategies for the Community.

## **Long-Range Planning Projects – September 2020 Update**

### Projects Completed in 2020

1. Phase 4: Replaced broken sidewalk – estimated at \$40,000 for 80- 5X5 panels; removed broken concrete and poured new slabs
2. Converted some common area landscaping to Xeric landscaping
3. Added 7 park benches on Canyon Lakes Drive inner loop - estimated at \$9,000 less contributions
4. Replace dead trees in Volunteer Park – estimated at \$10,000 for 20 larger trees
  - Continue to rebuild Long-Range Planning Reserve at \$20,000/year

### Medium Priority Projects, 2 to 5 years

1. Complete Phase 5: Repair any remaining sidewalk safety concerns – cost TBD
2. Replace/repair entryway monument signs as needed – location and cost TBD
3. Add features to Volunteer Park based on 2016 ballot results/survey – Playground equipment – estimated at \$50,000
4. Remove weeds and lay fabric/basalt rock along KID easement at S. Ely and W. 36<sup>th</sup> Ave – estimated at \$10,000
  - Continue to rebuild Long-Range Planning Reserve at \$20,000 per year

### Lower Priority Projects, 6 to 10 years

1. Complete replacement of 37 low priority mailboxes – 32 new mailboxes needed; cost estimated at \$48,000
2. Install vandal-proof lights on entry signs as needed – estimated at \$1,500 each
3. Add features to Volunteer Park based on 2016 ballot survey results - TBD
4. Replace common area sprinkler systems – valves, controllers, heads, and lines as needed – cost TBD
5. Remove dead trees along S. Olson St. between 27<sup>th</sup> Ave and Canyon Lakes Drive as needed – cost TBD
  - Continue to rebuild Long-Range Planning Reserve at \$20,000 per year
  - Continue annual reviews and updates of long-range planning

## Sidewalk Tripping Hazards

Earlier this year we completed Phase 4 of sidewalk repairs; 80 – 5X5 ft. sidewalk panels that were badly broken were torn out and replaced. The repaired sidewalk panels were located on Canyon Lakes Drive and on W. 30<sup>th</sup> Avenue. We are nearly completed with this sidewalk repair project.

### TRIM! WEED! TRIM! WEED!

Property owners please trim your trees and shrubs so they do not block the driver's vision of the road!! Also, please weed your sidewalk and driveway!



### Homeowner's Landscaping Maintenance

Fall is a good time to do a final fertilizing on your lawn while the irrigation water is still on. KID will be turning off the water on October 10, 2020. It is also important to have your sprinkler system blown out to avoid freeze damage. You should schedule the blowout before the first of November in case we have another early winter. There are several sprinkler blowout services available locally.

We have been notified by some walkers in Canyon Lakes that there are several places where vegetation has overgrown and is partially blocking the sidewalks. If you have overgrown shrubs or trees, please prune them back to the sidewalk edge. Also, please take advantage of the dog waste stations around the neighborhood when walking your pet.



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### UPCOMING BOARD

**MEETINGS:** via phone conferencing due to COVID 19

October 13, 2020

November 10, 2020

December 8, 2020

Please attend meetings to help support your Community!!!

### 2 BOARD OF DIRECTORS NEEDED!!!

Thank you to all of our board members who graciously give their time and support to our Community; especially Steve Crow for his 1 year of Presidency and approximately 5 years as a board of director participating on the Architectural Review Committee. You will be missed. 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.



The ARC (Architectural Review Committee) worked tirelessly to come up with a better ARC Paint Guideline for the Community. After much discussion and input from home owners, the ARC implemented the updated Guidelines below. Please take the time to review and remember to submit an ARC Exterior Improvement Project Form when painting your home. On another note, the ARC and CLPOA board have continued to keep working/volunteering during these difficult times using email and phone conferencing to conduct business. I want to thank CLPOA board members for their flexibility, hard work and dedication to our Canyon Lakes community.

Jodi Landefeld

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## **NEUTRAL OR “EARTHSTONE” COLORS**

Canyon Lakes Property Owners Association promotes a mature neighborhood of custom homes that emphasize subdued neutral or earthtone colors for exterior paint and/or stucco. General guidance for color selection is provided in Section 3.3.2 of the ARC Architectural Rules and Guidelines.

**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 Architectural Review Committee (ARC) application or referenced by paint brand name and color number. Three different colors are allowed by the ARC: one Base color, one Trim color, and one Accent color for front door, gables, and shutters. The garage door shall match the base or trim color. Colors for base and trim shall be selected from the Neutral or White and Pastel families of colors.

The defining factor for acceptable colors is based on Light Reflectance Values (LRV), which are provided with color samples for all major brands of paint. The ARC has determined that LRV values higher than 20, but lower than 75, for the Neutrals or White and Pastel color families are acceptable. Darker shades with LRVs of 20 or lower are not acceptable. Bright colors, with an LRV of greater than 75 are also not acceptable.

The pallet of neutral colors can be found on Sherwin Williams website at:

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/family/neutral>

The pallet of white and pastel colors can be found on Sherwin Williams website at:

<https://www.sherwin-williams.com/homeowners/color/find-and-explore-colors/paint-colors-by-family/family/white-pastel>

**PLEASE** be sure to check the LRV value (shown under “details” for each paint color) and choose from colors with an LRV higher than 20, but less than 75.

Equivalent colors for other brands of paint can be found at:

<https://www.easyrgb.com/en/compare.php>



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BUILD
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US
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PAID
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**WHO TO CONTACT?**

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**EMAIL ADDRESS**

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**WEBSITE ADDRESS**

Please note the website to find lots of information of our Community:

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