



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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December 2020

President's Report:

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 video/phone conferencing due to COVID 19 shelter-in-place orders. The board is wishing everyone in the community a safe and healthy holiday season!

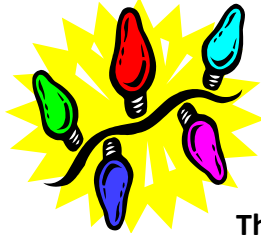
In October, the Canyon Lakes Property Owners Association Board of Directors sent the property owners of Canyon Lakes the 2021 budget. The Board unanimously agreed to keep the 2021 annual assessment at \$315, no change from 2019 & 2020. Payments made before March 1, 2021 will receive a 5% discount (\$299.25). The 2021 annual assessment invoices will be mailed in late December. The assessments are needed for major maintenance items including; Phase 5 of the sidewalk repairs, convert some common area landscaping to xeric landscaping (S. Hill area of CL), remove weeds and lay fabric/basalt rock along KID canal (S. Ely/36th Ave), prune common area trees to name a few items. Thank you to all of our Board members who graciously give their time and support to our Community. 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 form 2 can be submitted via the web site. 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 violation notices to Canyon Lakes residents as they failed to comply with the Rules & Regulations of the Community; most violations were storage, trash can removal and parking.

Annual Meeting:

The annual meeting of the Canyon Lakes Property Owners Association will convene on Tuesday, February 9, 2021, at 7:00 p.m. The meeting will look very different this year and the Board is in the process of setting up a virtual style meeting; more information will be included in the annual meeting mailing. The election of Board members is the chief focus of the annual meeting, as well as informing property owners what the Board accomplished in 2020, the 2021 goals, the long-range plans for our Community, the 2020 financials and the 2021 budget.



www.wa.gov



LIGHTS! LIGHTS! LIGHTS!

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

Thank you to all our property owners that decorate their homes so beautifully during the holiday seasons. Many people enjoy driving through our neighborhood admiring the festive atmosphere of Canyon Lakes

Right of Entry

A member of the Architectural Review Committee (ARC) recently visited a resident who had submitted an ARC Application for an Exterior Improvement Project. In order to see the backyard area, the member walked on the side yard to see behind the house and examine the area for the project. Another neighbor saw this visit and reported a trespass incident to the CLPOA Manager.

Section 11.4 of the Covenants, Conditions, and Restrictions (CC&Rs) states: Right of Entry. A representative of the Board or any member of the ARC authorized by the Board may at any reasonable time, and from time to time at reasonable intervals, enter upon any Unit (lot) for the purpose of determining whether or not the use of such Unit or any improvement thereon is then in compliance with the provisions of this Amended and Restated Declaration, any rule or regulation pursuant thereto or any applicable Supplemental Declaration. No such entry shall be deemed to constitute a trespass or otherwise to create any right of action in the Unit Owner or occupant of such Unit.

Notwithstanding the above authorization for ARC members to enter a lot, the Board has decided a better procedure will be to phone or email the resident before the visit and knock on the door before entering the lot. This procedure will be implemented immediately. Any questions, call the office at 582-4345

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!

Be courteous of our walkers/runners with dogs on leashes and pick up poop on the sidewalks!

BALLOT CARDS WILL BE NEEDED

Please return the 2021 Board Member nominations ballot that will be mailed in the January 2021 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 2nd and 3rd 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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Note from CC&R committee:

SIGN Rule...

- 1. Political signs may only be posted within 90 days of an election and must be **removed within 7 days** following the election.

STORAGE/PARKING Rule...

- 2. Parking exceeding **72 hours** within a **single seven-day period** shall be presumed unreasonable. This restriction shall apply to all vehicles, including without limitation, trailers, boats, recreation vehicles and large cargo-style vehicles, such as **box trucks**, and commercial vehicles (but excluding vans and passenger-style pickup trucks).

Note from CC&R Committee Continued:

PLEASE remove all holiday lighting within 6 weeks of any given holiday. We often hear residents complain their neighbor’s lighting is still up and it is March...BE NEIGHBORLY.

Thank you

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Better Safe Than Sorry...

Winter is nearing and the streets are likely to get slippery. Here are a couple tips to ensure your safety:

1. Park your vehicles off the street – there’s far less risk of someone sliding into your vehicle.
2. Keep the doors locked on your vehicles – the police tell us that over 90% of thefts are with vehicles that were unlocked.
3. The best preventive measure is to park your vehicles in your garage – this is a great time of year to clean out those odds & ends and an opportunity to help out local charities.

Remember, street parking is intended to be for short term visitors, not for Canyon Lakes Homeowners. Thanks, the CLPOA Board wishes all of you a safe and happy holiday season.

Canyon Lakes Face Book

The Canyon Lakes Community Facebook Group is a place to connect and communicate with others in our community. To join simply search Face Book for our group, Canyon Lakes Community, and click to join. We look forward to more community involvement!

NEIGHBORHOOD SECURITY!!!!

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. Unfortunately, we also see a spike on the negative side. Mail 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 number. 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.



Prevent Ice Dams, by Jerry Martin

Last winter I had a huge ice dam in a valley above my front door. I mean a 1000 lb. block of ice and a big icicle 8 feet long! I chipped at it with a hammer and chisel for several days...20 minutes at a time until my hands froze. When it all melted off, I installed a 100 ft. heat tape that covers the area. No more ice dams for me! If you had an ice dam last year, it is not too late to put in a heat tape and avoid the problem. But be careful on a roof that might be slippery.

Canyon Lakes Property Owners Association
P.O. Box 7252
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BUILD
RATE
US
POSTAGE
PAID
PERMIT
NO.
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WHO TO CONTACT?

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EMAIL ADDRESS

Please note the email address:
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WEBSITE ADDRESS

Please note the website address:
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**SPEED LIMIT 25 MPH – PLEASE SLOW
DOWN! KEEP OUR RESIDENTS SAFE!**