



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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

March 2021

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. Please attend and support your Community! Currently, the Board is conducting business via ZOOM due to COVID-19.

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President's Report: The Board would like to thank Steve Crow for his years of service as a director and President of CLPOA. His years of service have been invaluable to the board. Thank you, Steve, you will surely be missed. John Scheer is our new incoming President. John has served on the Architectural Review Committee and as the Landscaping Committee chairman. John will be a wonderful President for our community and the Board is very grateful he is willing to take over for Steve.



The Annual Meeting was held February 9, 2021 at 7:00 pm via the Canyon Lakes POA web site. Thank you to Andrew and Rebecca Riley for helping to facilitate the event and thank you to the property owners who attended the live stream meeting. John Scheer, the new CLPOA President, gave a Power Point presentation informing property owners about the 2020/2021 financial data, what the Board of Directors accomplished in 2020, what is expected in 2021, and the Long-Range Plans for the Community. After the presentations, there was a question and answer session for the Board, encouraging property owners to voice any questions or concerns they may have about the Community. There was a quorum present at the meeting for the election of the Canyon Lakes Property Owners Association Board of Directors. The Board is at the requirement of 11 members of the Board of Directors. Thank you to the Board that gives graciously of their time and effort to help make our Community one of the premier neighborhoods in the Tri Cities. John Scheer and Reid Klei are on the landscaping committee and with spring upon us, the landscaping committee will be paying close attention to the startup and maintenance of the irrigation systems in the Common Areas; the Board voted to have Heritage Landscaping continue as the landscaping contractor for 2021/2022. Patty Aoyama, Emma Mercado and Rebecca Riley are the Covenants, Conditions, & Restrictions (CC&R) committee. The CC&R committee is committed to the well-being of our Community. Parking, storage, visible trash cans, tumbleweeds and lot cleanups have been **BIG** CC&R issues during the springtime; please be neighborly and park your cars **OFF** the streets, put your trash cans in the garage or behind a fence, clean up trash and tumbleweeds from your property, and continue to maintain your lawns and vacant lots!!! The CC&R committee has developed a new violation tracking system that will keep better track of repeated violators to take quicker action when necessary so that all home owners are complying with the Rules and Regulations of the Community. The 2021 annual assessments are due by March 31, 2021. Thank you to all property owners who paid their annual assessment; many property owners took advantage of the 5% Early Discount payment. Property Owners who do not pay their annual assessment, after April 1, 2021, will be charged a late fee of twenty five percent (25%) of the \$315 regular annual assessment; equaling \$78.75; totaling \$393.75 for a late payment.

New Park Benches

The Board of Directors recently installed 7 new park benches around Canyon Lake Drive and invited homeowners to sponsor the benches with a brass plaque to memorialize their family. All of these benches have been committed to sponsors and there is a waiting list for 7 more. If you visit any one of these benches, you will see a sample of the nice brass plaques we have installed.

The Board has authorized the expansion of the park bench project and 7 more will be added soon in locations to be determined. There are only a few more suitable locations for park benches, so we will have to think of another project if homeowners wish to continue with the sponsored memorial theme. If you have a suggestion on how we can best do this, please contact Jodi Landefeld at 582-4345.

TRIM! TRIM! TRIM!

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



DOG STATIONS

There have been numerous complaints during the past weeks from residents who have observed dog waste left in the parks in Canyon Lakes.

There are dog stations at each park containing bags and receptacles to dispose of your animal's waste within the park. There are also dog stations located around the neighborhood for use when you are walking your pets. These dog stations are maintained regularly.

If you are walking an animal in Canyon Lakes, whether it is in the park or on the sidewalks within the neighborhood, it is your personal responsibility to clean up after your animals. It is not only a regulation within the Canyon Lakes HOA, it is the law. Please consider who may be walking in the parks or on the sidewalks after you, and clean up after your animals. Being a responsible pet owner is being a good neighbor.

CITY LIGHT POLES

Home owners if you notice a City street light burnt out; please get the K number off the pole and call the City Public Works Department to report the outage. It is hard for the Board to know when street lights are burnt out and/or which poles need attention.

MAILBOXES

CLPOA is responsible for the mailboxes in the neighborhood. If you have any problems, please contact the office. 582-4345



Contact Mike Scoville with Heritage Landscaping for your landscaping services:

mscoville@heritagelandscaping.com; 509-586-0744

Protect Your Home from Wildfire

The Bofer Canyon wildfire of August 11, 2018 is still a clear memory. This spring is a good time to check your home and yard for any combustible vegetation that could be a fire hazard. 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 mature 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 appropriate 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 house. Clear combustible material within 20 feet.
- Use landscape features such as driveways and paved or gravel walkways or patios to create firebreaks throughout your yard.
- Review your homeowner's insurance policy and prepare/update a list of your home's contents.

Notes from the CC&R Committee

1. **Fence Maintenance:** This is the time of year for general house and property maintenance. One of the often-neglected items are the wooden fences. Hard water and sun bleach out the original color over a period of years. Whether painted or stained, please renew the finish if needed to maintain the appearance of your fence. We all want our neighborhood to look beautiful, so please do your part if your fence shows signs of aging.
2. **Holiday Lights:** All holiday lights and decorations need to be removed from trees and houses. We are aware that it has been cold, snowy and windy in the Tri-cities the past few months but March is upon us and so is the warmer weather.
3. **Box Vehicles:** These vehicles have been a source of complaints for years and the Board took action. We ask that they be moved out of the neighborhood and stored elsewhere. Please contact our manager if you have any questions or concerns.
4. **Speed:** The speed limit in Canyon Lakes (and all residential areas) is 25 MPH. Please follow the posted speed limit in Canyon Lakes. Too many people are driving too fast!
5. **Section 4. Signs.** **Political signs, flags and banners** may only be posted within 90 days of an election and must be removed within 7 days following the election. Updated Rule 1/12/2021

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

BUILD
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WHO TO CONTACT?

Jodi Landefeld – Manager
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EMAIL ADDRESS

Please note the email address:

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WEBSITE ADDRESS

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ALL Canyon Lakes residents; we are sending out lots of support to our community as we are still dealing with the Corona Virus pandemic. Stay safe and healthy – enjoy walking our community and getting outside now that spring is coming!