



# CANYON LAKES PROPERTY OWNERS ASSOCIATION

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December 2019

## **President's Report:**

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!

In October, the Canyon Lakes Property Owners Association Board of Directors sent the property owners of Canyon Lakes the 2020 budget. The Board unanimously agreed to keep the 2020 annual assessment at \$315, no change from 2019. Payments made before March 1, 2020 will receive a 5% discount (\$299.25). The 2020 annual assessment invoices will be mailed in late December. The assessments are needed for major maintenance items including; Phase 4 of the sidewalk repairs, convert some common area landscaping to xeric landscaping, add 5 park benches, replace dead trees in Volunteer Park and 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 quick to fill out. 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 3 Canyon Lakes residents as they failed to comply with the Rules & Regulations of the Community. The residents continued to ignore the notices so the committee had our lawyer send each of them a letter stating further legal action would be taken against them if they failed to comply with the Rules & Regulations of the Community. Fortunately, all 3 violators complied with the Rules after receiving notice.

## **Annual Meeting:**

The annual meeting of the Canyon Lakes Property Owners Association will convene on Tuesday, February 11, 2020, at 7:00 p.m. The meeting will be held in the Champions Room at the Canyon Lakes Golf Course. The election of Board members is the chief focus of the annual meeting, as well as informing property owners what the Board accomplished in 2019, the 2020 goals, the long-range plans for our Community, the 2019 financials and the 2020 budget.



www.canyonlakes.com 509-582-4345



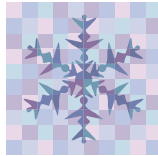
**LIGHTS! LIGHTS! LIGHTS!**  
"It's the most wonderful  
time of the year!"

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

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**ICY! SNOWY! SLIPPERY! ROADS!**

City of Kennewick on Snow Removal:



The City's present snow control policy establishes the degree of snow control to be used on the streets with the following priority:

First Priority: All major arterial streets and arterial intersections considered to be the minimum network which must be kept open to provide a transportation system connecting hospitals, fire stations, police stations and emergency medical services.

Second Priority: Minor arterial streets and intersections and those streets serving public schools.

Third Priority: Collector streets and those additional streets serving public transportation and selected hot spots such as steep hills and higher volume intersections.

**Citizen Responsibilities:**

**Residents are responsible for maintaining their sidewalks and driveways adjacent to their property.**

Please pile the snow on your yard, not in the street. If your sidewalk is icy, you may correct the hazard by applying a heavy coat of sand. A helpful hint for residents on snow routes is to clear your sidewalks after the snow plows have finished plowing your street.

**Beware of Ice Melt Products – Jerry Martin**

Be careful with calcium chloride ice melt products. They work, but in the spring you may discover that the surface of your concrete driveway is crumbling in several places. I recommend ordinary sand to avoid any concrete damage, and it is much cheaper than ice melt products. Just keep a bag of sand in your garage and spread a little on ice when it develops. Sand is cheap, it works on ice, it keeps forever, it is harmless, and it is easy to clean up. Ice melt products offer several choices: Urea or Salt (contains chloride). Urea is used in lawn fertilizers, but as an ice melt it is sold in much higher concentrations, so do not buy the comment that it "will not burn your lawn." Salt can be Sodium Chloride (rock salt is 95 to 98.5% pure), Potassium Chloride, Magnesium Chloride, and/or Calcium Chloride. The different ice melt brand names often mix these salts in patented blends along with the added chemicals. Exceeding the recommended usage and/or heavy traffic which moves the ice melt to areas not intended can damage concrete, carpet, floors, and wood decks in addition to vegetation. Ice melt usage will increase the number of freeze thaw cycles, which increase the risk of concrete scaling on the surface. Never use ice melt on concrete less than one year old. Clean off slush as soon as possible. Use of concrete sealers will help also. Article Source:

<http://EzineArticles.com/839706>

**Upcoming Board Meetings!**

- January 14, 2020
- February 11, 2020; annual meeting CLGC
- March 10, 2020

**BALLOT CARDS WILL BE NEEDED**

Please return the 2020 Board Member nominations ballot that will be mailed in the January 2020 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 2<sup>nd</sup> and 3<sup>rd</sup> 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!



**Note from CC&R Committee:**

**PLEASE** remove all holiday lighting within 6 weeks of any given holiday. Residents often complaint neighbor’s lighting is still up and it is March...BE NEIGHBORLY and remove.

Thank you

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**Slab Jack Project for CLPOA**

During October, we completed Phase 3 of the CLPOA sidewalk safety improvement project. There were several places around the Canyon Lakes Drive loop where the soil and the overlaying concrete settled by up to 6 inches next to the curb and created tripping hazards. In some places the sidewalk was so uneven that it was hard to walk on it normally.

We contracted with Slab Jack to repair 824 linear feet of sidewalk. They drilled 2 holes in each 5 ft. X 5 ft. concrete panel and injected a fast-setting foam material under the concrete. This raised the sunken panels in a controlled way to make them even with the curb and the adjacent panels. We had planned to do this work in 2 parts in 2019 and 2020. However, Slab Jack gave us a discounted price and we managed to get all of 2019-2020 work done for about \$17,000 less than the amount budgeted. We will now move on to Phase 4 of the project where we will have badly broken panels replaced.

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**2019 Fall Projects**

This fall the Board has been busy with the following projects:

1. Sidewalk repairs – Phase 3 completed; 824 linear feet settled 1” or more; foam injection
2. Repainted/repared Canyon Lakes entry way signs
3. Removed 20 pine trees Olson St interfering with masonry wall; remove 3 dead trees
4. Completed replacement of common area fence – Ely St – 1625 linear feet; 7,532 total
5. Converted some common areas to xeric landscaping

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**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.



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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 required by our Bylaws. The Board Board member to contact the Board meetings to see if you would



has 10 members and 11 members are invites anyone interested in becoming a office and/or attend one of the monthly be interested in volunteering.

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

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RATE  
US  
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**WHO TO CONTACT?**

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**EMAIL ADDRESS**

Please note the email address:  
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**WEBSITE ADDRESS**

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**SPEED LIMIT 25 MPH – PLEASE SLOW  
DOWN! KEEP OUR RESIDENTS SAFE!!**