



## CANYON LAKES PROPERTY OWNERS ASSOCIATION

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July 2021

### **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 Villas clubhouse, 3701 W. 36<sup>th</sup> Avenue. The meetings are open to all property owners.

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### **New Guidance on Paint/Stucco Colors from the ARC**

The Canyon Lakes Property Owners Association (CLPOA) promotes a mature neighborhood of custom homes that emphasize **subdued earth tone colors** for exterior paint and/or stucco. The Architectural Review Committee (ARC) has struggled for years to define subdued earth tone colors in a way that home owners would have many colors to choose from, but at the same time avoid color extremes.

A year ago, the ARC developed color guidance based on the Light Reflectance Value (LRV) that disallowed very dark colors and very bright colors. We decided to allow darker colors with an LRV greater than 20 and brighter colors with an LRV less than 75. For the most part, this plan worked for almost all neutral colors, but a few extreme colors including blues, greens, and yellows became allowable.

The ARC has decided that most shades of blue, green, yellow, red, orange, or purple will not be approved. The new method for determining allowed colors is based on the Sherman Williams color fan. **Only certain pages of the fan will be allowed with the stipulation that the LRV must be greater than 20 but less than 75. Colors for the Body or main portion of the house must be chosen from pages 195-212, 233-250, and 254-267. This limitation on Body colors still leaves over 200 colors to choose from.**

The choices for **Trim** colors are more extensive. The LRV limits do not apply to **Trim** colors, so there are over 300 colors to choose from on these same pages.

Exterior paint and stucco projects shall specify the planned colors. Color chip samples or color numbers 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 the front door. Colors for Base and Trim shall be selected from the Sherwin Williams color fan pages noted above. Garage doors, gables and shutters shall match either the Base or Trim color.

The sheen of the paint chosen can range from Satin/Egg-shell to Flat.

Equivalent colors from other paint manufacturers can be approved using the same criteria.

The ARC reserves the right to make final decisions about subdued earth tone color compliance. The above information is solely for guidance in connection with homeowner's submittals of the ARC Form for Exterior Improvement Projects.

When houses within the CLPOA boundaries have been painted in the past with non-compliant colors (e.g., green, yellow, blue, red, orange, purple, or black), repainting of the house with these same non-compliant colors will **NOT** be approved.

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/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>

Equivalent colors for other brands of paint can be found at: <https://www.easyrgb.com/en/compare.php>

## **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.



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## **A Green Healthy Lawn, by Jerry Martin**

With the high temperatures, many lawns have been stressed and are turning brown. More and more water won't necessarily keep your lawn green. If you use expensive City water for irrigation, you want to minimize water usage. Even if you have KID irrigation water, the drought may limit your water supply. A proper combination of fertilizer and water will keep your lawn healthy and green.

The Scott's Turf-Builder fertilizer program is a good way to apply the optimum amount of fertilizer. The program calls for an early spring application of crabgrass preventer plus lawn food, later spring and summer applications of weed control plus lawn food, late summer application of lawn food with 2% iron, and a fall application of winterized lawn food. The Scott's program is not cheap but it does work well.

I use a less expensive program that includes a liberal application of 16-16-16 in the spring, monthly applications of weed and feed between May and September, and another application of 16-16-16 in the fall. I get my fertilizer from the Boy Scouts, Troop 159. The fertilizer is called Power Line Products, made by Two Rivers Terminal, LLC in Pasco. You can order fertilizer from Boy Scout Troop 159 by calling Roger at 542-0489.

- 50 lb. bag of 16-16-16 is \$20
- 40 lb. bag of Weed and Feed (13-0-3) is \$24
- 50 lb. bag of Ammonia Sulfate (20-0-24) is \$17
- 50 lb. bag of Urea (46-0-0) is \$20
- 50 lb. bag of slow-release iron is \$22
- 50 lb. bag of slow-release nitrogen is \$21

The Boy Scouts make a small profit on these sales and it helps pay for their summer camp.

## **Approved Roofing Colors in Canyon Lakes**

For nearly 40 years, the standard approved roofing color for asphalt shingles has been Weathered Wood. However, a number of homeowners have recently installed solar panels and they are all black. It no longer makes sense to require Weathered Wood color if it will be covered by black solar panels. The Architectural Review Committee (ARC) is now willing to approve a wider range of roofing colors, including darker shades of gray up to black, darker shades of brown, and darker shades of gray and brown. Shades of white, blue, yellow, green, red, orange, or purple will not be allowed.

Another original roofing requirement pertained to the minimum warranty for asphalt shingles. We used to require warranties specified in terms of a 40-year guarantee. A few years ago, Owens Corning changed the way warranties are specified. They call the warranty life-time, provided the roofing is installed according to detailed specifications. All major manufacturers of asphalt roofing are now specifying their shingles in the same basic way.

The way to achieve the full life-time warranty is to 1) remove the old shingles, 2) cover the roof sheathing with 15 lb. felt or tar paper, 3) install a 36 in. wide row of ice barrier above the eaves, 4) install a starter row of shingles above the eaves, 5) install shingles according to instructions with at least 5 nails in each shingle, and 6) install ridge cap shingles according to instructions. All the local roofing companies will install shingles in this way, but you may have to ask for all these steps to be sure they don't cut corners.

Another common way to specify asphalt roofing quality is by wind rating and shingle weight per 100 square feet. Heavier shingles, over 300 lbs. per 100 square feet, will withstand higher winds over 100 mph and are equivalent to the old warranty rating of 40-year roofing. This is the minimum standard for roofing quality in Canyon Lakes.

### **UPDATE FROM CC&R**

Section 9. Parking and Storage of Vehicles and Equipment. Except for time reasonably required to load, unload or clean, parking of boats, trailers, recreation vehicles, campers, inoperative vehicles or equipment shall not be allowed on any Private Area within Canyon Lakes, except within the confines of an enclosed garage, a fenced side yard or other area where such vehicle or equipment cannot be seen from the street. Parking exceeding 72 hours in a single seven-day period shall be presumed unreasonable and in violation of this rule. The forgoing applies also to large cargo-style vehicles, such as box trucks (excluding vans and passenger-style pickup trucks). Violations of the section shall be subjected to the same remedies provided in Section 2 (Use of Public Roads and Streets).



### **ARC BOARD MEMBER NEEDED**

The Architectural Review Committee (ARC) is in need of a new Board member. Thank you to Chris Winkley for all the time and organizational skills he brought to the ARC. Please contact the office or Jerry Martin, ARC Chairman, if you are interested in volunteering.

509-586-3349 – Jerry

509-582-4345 - Office

### **REMOVE SIDEWALK WEEDS**

Homeowners please remove the weeds and shrubs in the sidewalk in front of your homes. We have had numerous complaints from walkers saying they have to go into the street to avoid the weeds and shrubs that overtake the sidewalks.

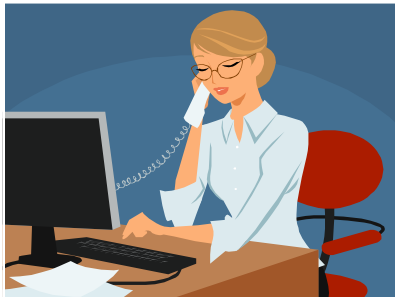


Canyon Lakes Property Owners Association  
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BUILD  
RATE  
US  
POSTAGE  
PAID  
PERMIT  
NO.  
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**WHO TO CONTACT?**

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**EMAIL ADDRESS**

Please note the email address:  
**clpoa@canyonlakespoa.org**

**WEBSITE ADDRESS**

Please remember the website address:  
**www.canyonlakespoa.org**

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