



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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CLPOA@CANYONLAKESPOA.ORG*WWW.CANYONLAKESPOA.ORG

June 2019

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 Villa’s Club House; 3701 W. 36th Avenue. The meetings are open to all property owners. Please attend and support your Community!

Kennewick Fire Department Visits Canyon Lakes Homes

On June 15, Kennewick firefighters went door-to-door to visit homes that abut the open hillside to the south of Canyon Lakes. The homes were located on W. 46th Ave, W. 48th Ave, S. Reed St, and W. 43rd Ave. The firefighters discussed the fire last August 11 and provided information on how to create Defensible Spaces around our homes. A Defensible Space is a natural or landscaped area around your home which is maintained and designed to reduce fire danger.

The Fire Department along with other City departments and community partners have been working to identify and mitigate areas around the city which have been shown to exhibit a higher likelihood of having fires impact residential areas. The visits on June 15 were the next step in the continuing focus of reducing fires, by directly providing information to homeowners. The Fire Department also provided information on “Code Red”, a free program which provides relevant information on evacuation notifications.

If you missed this visit by the Kennewick Fire Department, you can get the information on-line at: <https://www.nfpa.org/public-education/by-topic/wildfire/firewise-usa/firewise-usa-resources>
If you have specific concerns about fire protection or questions about how to protect your home, please call the Kennewick Fire Department at 783-6198 or 585-4563.

CLPOA Appeals to Kennewick Traffic Safety Commission

Your CLPOA Board has been frustrated by its limited ability to reduce the number of speeding cars on Canyon Lakes Drive. In early 2018, we installed 4 radar speed signs that display a driver’s speed as they approach the sign. Initially, we found that 64% of drivers were exceeding the 25-mph speed limit. Eventually, the number of speeding vehicles was reduced to 60%, but there has been no further reduction. This demonstrates that the effectiveness of radar speed signs is limited.

We have met with the Kennewick Police Department to analyze our speed data and try to focus additional patrols on specific days and times. Additional speeding tickets have been written, but there has been little overall reduction in speeding. It was interesting to note most of the speeders are Canyon Lakes residents; some of our neighbors are the worst offenders.

We are planning to meet with the Kennewick Traffic Safety Commission on June 27 to explore other methods for reducing speeding. Your CLPOA Board will consider all reasonable proposals that come from this meeting, and we will continue working on this problem.



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UPCOMING BOARD MEETINGS:

July 9, 2019
August 13, 2019
September 10, 2019

UPCOMING ARC MEETINGS:

July 9 and 23, 2019
August 13 and 27, 2019
September 10 and 24, 2019

DOG STATIONS

The Board voted to install dog stations all throughout the Community in CLPOA Common Area's; please use them!

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"



"See Something, Say Something"

With warmer weather, longer hours of daylight and another school year ending the opportunity for mischief and items to turn up missing increase. Recently in Canyon Lakes we have had multiple car break-ins with items being taken and some minor vandalism. When taking advantage of the longer hours by working around the house after dinner remember to take a second look and make sure your equipment is put away, your garage doors are closed for the evening and your car doors are locked. In the middle of the night an open garage door makes an easy target for home break-ins and items being stolen. Remember to look out for your neighbors; if you see something that is questionable you can tell your neighbor or call the KPD non-emergency number, 509-628-0333, and always call 911 in an emergency. The best tool the police have against neighborhood crime is a watchful neighborhood; so, if you "See Something, Say Something".

A BIG THANK YOU!!!!!!

The Canyon Lakes Property Owners Association Board of Directors would like to thank all of the property owners who have done a GREAT job maintaining their properties and complying with the Rules of the Community! We live in one of the most spectacular communities in the Tri Cities and the Board would like to thank everyone for their willingness to keep Canyon Lakes a beautiful place to live!

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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 has 10 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.
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Irrigation Tune-Up

With the hot days of June, we are now well into the 2019 irrigation season. Although there is no drought predicted it is still a good idea to conserve water when irrigating your lawn and plants. And the right combination of water and fertilizer can minimize water usage (and cost) and build a healthy, weed free lawn. A light application of fertilizer once a month seems to work well.

If you are using irrigation water rather than city water, it is necessary to clean the filters periodically. Cleaning once a week will usually avoid any clogging problems.

In order to avoid wasting water, you should also check your sprinkler heads about once a month. Observe the sprinklers on each circuit to ensure they are not over spraying onto the sidewalks or under spraying and leaving dry patches. Simple adjustments can keep the water in the places where it is needed. If you see any excess water on the surface, check the watering times and shorten the time of avoid excess water runoff onto your neighbor's property.



NEWS FROM CC&R COMMITTEE

The CC&R COMMITTEE are notifying residents using a Friendly Reminder card as a “friendly reminder” of our CC&R Rules & Regulations. The committee is working hard to keep the community informed of the Rules as many of our property owners are not aware of them! Here is an example of the friendly reminder card and how the violation system works:

1. Green Friendly Reminder – 1st violation
2. Yellow Friendly Reminder – 2nd violation
3. Certified letter – 3rd violation – fining system begins if not remedied

Canyon Lakes POA

FRIENDLY REMINDER

Dear Homeowner,
Your volunteer CC&R committee member noticed the following issue that requires your attention:

Violation of Rules & Regulations placed here:

Thanks for doing your part to assure that Canyon Lakes community remains the finest place to live in the Tri-Cities.

Sincerely,
CC&R Committee



Canyon Lakes Speed Limit is 25 mph



We have all noticed cars driving around Canyon Lakes at speeds well above the 25-mph limit. What can be done about this to improve safety?

Set a good example – do not exceed the 25-mph speed limit

- Check on your teen drivers – watch their speed
- Discuss this problem with your neighbors – increase awareness
- If commercial vehicles are seen speeding, call the business and complain
- Report speeders to the Kennewick Police Department
- If drivers are reckless, it can become a criminal case.

Please do your part to improve safety in Canyon Lakes
Pay attention to the speed radar signs as well and
SLOW DOWN!!

LEGAL NOTICE GIVEN

Thank you to all property owners who paid their \$315 2019 annual assessment dues. Many of you took advantage of the 5% discount, \$299.25, if you paid by March 1, 2019. However, there are still some property owners who have not paid their 2019 annual assessment. If the assessment was not paid by March 31, 2019 a 25% penalty was added, \$75.78; totaling \$393.75. Two late annual assessment notices were mailed to property owners who were late in paying their dues. If the annual assessment was still not paid by June 15th, 2019, the Board contracted with our lawyer, Craig Walker, who sent a notice letter to those individuals requesting payment. Craig will then summon and file complaints with residents who still have not paid their assessment this year; some for many years. The Board took proactive measures this year to ensure every property owner was notified of the assessment(s) owed and that the Board would initiate legal proceedings if assessment(s) were not paid.

LEGAL NOTICE

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

BUILD
RATE
US
POSTAGE
PAID
PERMIT
NO.
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WHO TO CONTACT?

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Email:

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Web site:

www.canyonlakespoa.org

Mailing address:

CLPOA

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Kennewick, WA 99336





EMAIL ADDRESS

Please note the email address:

clpoa@canyonlakespoa.org

WEBSITE ADDRESS

Please remember the website address:

www.canyonlakespoa.org

Barking dogs driving you crazy? Keep a log and contact the City of Kennewick Code Enforcement!

*******Keep pets safe as coyotes have been sighted in neighborhood!**