



CANYON LAKES PROPERTY OWNERS ASSOCIATION

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March 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!

President's Report:



The Annual Meeting was held February 12, 2019 at 7:00 pm at the Canyon Lakes Golf Course. Thank you to the property owners who attended the meeting; despite the snow. Todd Sprong, CLPOA President gave a Power Point presentation informing property owners about the 2018/2019 financial information, what the Board of Directors accomplished in 2018, what is expected in 2019 and the Long-Range Plans for the Community. Various fire departments and emergency services were present to discuss the Bofer Canyon fire as well. 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 not at the requirement of 11 Board of Directors; there is 1 vacancy that needs filling. If you are interested in volunteering for a Board position, please contact the office. 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. Thank you to Gary Wemhoff for his years of volunteering; you will be missed! With spring upon us, the landscaping committee will be paying close attention to the startup and maintenance of the Common Areas; the Board voted to have Heritage Landscaping continue as the landscaping contractor for 2019/2020.

Patty Aoyama is the Covenants, Conditions & Restrictions (CC&R) chairman. 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!!! Please remember to remove all holiday lighting; now that the snow is melting!

The 2019 annual assessments are due by March 31, 2019. 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, 2019, will be charged a late fee of twenty five percent (25%) of the \$315 regular annual assessment; equaling \$78.75; totaling \$393.75 late assessment.



Spring Clean-up and Irrigation Season



As we get closer to mid-April and the start of the irrigation season, it is a good time to clean up the yard. A lot of debris and weeds get blown in by the winter and spring winds. It is also time to prune back your roses and other shrubs. It won't be long before we can plant our gardens. Early spring is a good time to put down fertilizer with a pre-emergent weed killer. This will help control crab grass and other weeds. Fertilizing every month with a small amount of Weed and Feed will keep your grass green and weed-free; it also minimizes water needs. It is also a good time to get out the power mower and edger and do the recommended maintenance. If they need work, you can get them fixed quickly; if you wait until April the turn-around time will be much longer. A note on fuel for gas-powered devices: Almost all gas sold in Washington has ethanol in it... some up to 20%. This fuel works well in your car where you burn a tank every week or two. But sitting in your lawnmower over the winter, it can ruin the seals in the carburetor and make your lawnmower inoperable. Repairs are expensive. Gas sitting in a can in your garage for a few months is also suspect. The ethanol and gas can separate and be troublesome. There is a Conoco station at 1001 N. Volland that has 91 octane gas with NO ethanol. Pacific Pride stations also have gas with NO ethanol. The nearest locations are: 10th Ave & Washington, 2105 W. 4th Ave, 2610 W. Kennewick Ave, 815 W. Columbia Dr, and 526 W. Columbia Dr. When the irrigation comes on in mid-April, remember that the first few days will be pretty cruddy water. You will have to clean your filters frequently to avoid blockage. During the first watering, check your system for any major leaks before erosion damage is done. Some of the sprinkler heads will need adjusting to put water only where it is needed. Try to avoid watering the sidewalks and streets. Sprinkler systems must be operated such that excess irrigation water does not negatively affect neighboring properties.

TRIM! TRIM! TRIM!

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



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 register a complaint. It is hard for the Board to know when street lights are burnt out and/or which poles need attention.

WEEDS! WEEDS! WEEDS!

Last summer there were unkempt lots and yards in our Community! The following is the CLPOA Rule: **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.



DOG'S MUST BE ON A LEASH!!

We continue to have a problem with loose dog's in the Community; especially the parks. There are **leash laws** in the City of Kennewick and those people either walking their dogs in the neighborhood, walking on the golf course, or in the parks; ALL dog's must be kept on a leash at ALL TIMES.

Many of the pet owners who say, "Oh, my dog is friendly", does not comfort a person/child that the dog is running up to – not everyone is a pet owner and/or a dog fan....it can be VERY SCARY for both the people and other owners whose dogs are on leashes.

DOG=LEASH!!!!!!

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Please use dog waste stations as well and clean up after your pets! And...keep them **QUIET!!!!**

Are You Firewise? Build a Defensible Space Around Your Home

As a follow-up to the Bofer Canyon Fire on August 11, 2018, your CLPOA Board is providing guidance from the Kennewick Fire Department and Benton County Fire District #1 for protecting your home from the risk of wildfire. The warmer spring months are a good time to clean up around your home and be “firewise”.

The best protection is provided by creating a defensible space around your home. A defensible space is an area around a building in which vegetation, debris, and other types of combustible fuels have been treated, cleared, or reduced to slow the spread of fire to and from the building. Landscape vegetation as well as wildland vegetation such as grass, brush, and trees can burn with great intensity and produce embers that can become wind-driven hazards.

Guidance on “How to Prepare Your Home for Wildfires” and “How to Protect Your Home – 7 ways residents can reduce the risk that their homes and property will become fuel for a wildfire” was provided in the September 2018 CLPOA Newsletter. See: www.canyonlakespoa.org/newsletter/. An excellent “how to” video can be seen at <https://www.nfpa.org/Public-Education/By-topic/Wildfire/Firewise-USA/Firewise-USA-Resources>.

10 Ways to Defend Your Home from Wildfires

- 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 tree crowns and remove limbs within 15 feet of the ground. 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 dispose of 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 approved 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 home. Clear combustible material within 20 feet.
- Use landscape features such as driveways and paved or gravel walkways or patios to create firebreaks throughout the yard.
- Review your homeowner’s insurance policy and prepare/update a list of your home’s contents.

If you have specific concerns about fire prevention or questions about how to protect your home, please call the Kennewick Fire Department at 783-6198 or 585-4563 or Benton County Fire District #1 at 737-0911.

Revised Section 14 of the Rules and Regulations:

Section 14. Use of Residential Lots. All Units within Canyon Lakes and any improvements located therein shall be used for single-family dwelling purposes only. Units shall not be used for halfway houses, transition houses, or other groups that cannot be defined as a single family. Units shall not be used for any business, commercial, manufacturing, or retail activity or purpose without the prior written approval of the Board.

In the event that the Board approves a business, commercial, manufacturing, or retail use of a Unit, such use shall not create an annoyance, nuisance, or otherwise interfere with the quiet enjoyment of residents of Canyon Lakes.

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 ADDRESS

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WEBSITE ADDRESS

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SNOW = THANK YOU!

A **BIG** thank you to all residents who helped out their neighbors shoveling driveways and sidewalks! I heard from many people saying how grateful and appreciative they were of their neighbors!