



# CANYON LAKES PROPERTY OWNERS ASSOCIATION

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

March 2022

## 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. 36<sup>th</sup> Avenue. The meetings are open to all property owners. Please attend and support your community!

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**President's Report:** The board would like to thank Jerry Martin for his years of service as a director, ARC and Long-Range Planning chairman of CLPOA. His years of service, 2009-2022, have been invaluable to the board. He was instrumental in getting the volunteer park completed, park benches and plaques installed, speed radar signs put up around Canyon Lakes Drive, and mailbox replacements to name a few. Thank you, Jerry, you will surely be missed.

John Scheer was elected President when Steve Crow, previous President, moved out of town. John has been a member of the ARC committee as well as the landscaping chairman. Thank you, John, for volunteering to take over as President.



The Annual Meeting was held February 8, 2022 at 7:00 pm at the Canyon Lakes Golf Course. Thank you to the property owners who attended the meeting. John Scheer, CLPOA President, gave a Power Point presentation informing property owners about the 2021/2022 financial data, what the board of directors accomplished in 2021, what is expected in 2022, and the Long-Range Plans for the community. After the presentation, 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 members of the 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; welcome to Jerry Campbell and Dave Holden as new board members.

John Scheer is the landscaping chairman and with spring upon us, the landscaping committee will be paying close attention to the startup and maintenance of irrigation on the Common Areas; the board voted to have Heritage Landscaping continue as the landscaping contractor for 2021/2022.

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!!!

The 2022 annual assessments are due by March 31, 2022. 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, 2022, will be charged a late fee of twenty five percent (25%) of the \$325 regular annual assessment; equaling \$81.25; totaling \$406.25 for a late payment.

## Sidewalk Snow Removal and Maintenance

We have received questions over the years about snow and sidewalk maintenance. To be clear, the maintenance of sidewalks is the responsibility of the homeowner. By the time you get this, we should be done with snow for this season but spring will be just around the corner.

### **The Kennewick Municipal Code 5.56.360: - Maintenance of Sidewalks, Driveways and Property Within Public Right-of-Way.**

(1) It is the duty of all property owners to maintain and repair the sidewalk, planting strip, driveway, and property within the public right-of-way or easement fronting or adjoining their property, including alleys.

No person, firm or corporation may allow a public sidewalk, planting strip, driveway or public right-of-way fronting or adjoining their property to become disrepair, weed-infested or dangerous.

The Canyon Lakes Property Owners Association is aware that there are many individuals who “walk the loop.” However, as stated in the code quoted above, maintenance (including snow removal) is the responsibility of the adjoining homeowner. For residents that like to walk, the POA will be removing snow from the loop in the park that the POA owns; this lovely park is located on Canyon Lakes Drive and Olson Street at the north end of Canyon Lakes.

While we’re discussing sidewalks, another problem can be uneven surfaces. These can cause people to trip and are also the responsibility of the homeowner. If you notice an uneven sidewalk surface of more than ½ inch, please let us know.

Related to maintenance, overgrown shrubs can be an additional problem. This is becoming more serious as Canyon Lakes becomes a mature area. Shrubs should be trimmed back such that they do not encroach on the perpendicular plane of the sidewalk edge. Don’t forget to look up as trees should be trimmed such that there is seven feet of overhead clearance above the sidewalk.

Also, if you have a corner lot, please keep shrubs cut to less than three feet in height for about a car length in both directions from the corner forming a triangle of vision. This will facilitate drivers being able to safely view oncoming traffic. For specifics, see Kennewick Municipal Code, KMC 13.12.020.

Additionally, please keep sidewalks clear by placing your garbage containers in the street as close to the curb as possible, not on the sidewalk (again, in conformity with codes). Be thoughtful of those with disabilities that use our sidewalks and those that utilize them for walking, running, etc. And don’t forget to bring the cans in ASAP after the garbage is collected.

We appreciate your efforts in keeping Canyon Lakes a premier location and solicit your input for those not following the code and/or the rules!



## Traffic Concerns

Speeding within Canyon Lakes, especially on Canyon Lakes Drive, is a major concern of residents. Therefore, pursuant to the Bylaws of the Association, the Board is proposing to establish an ad hoc committee to help address this problem. Members of this committee do not have to be board members. If you would like to serve on this committee, please contact Jodi Landefeld, our manager, at [clpoa@canyonlakespoa.org](mailto:clpoa@canyonlakespoa.org) and she will forward your name to our President, John Scheer, for consideration. Thanks, CLPOA Board



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## WIND DAMAGE PREVENTION & CLEANUP

The Tri-Cities area often experiences periods of prolonged strong winds. This winter some winds gusted as high as 50-60 miles per hour and caused considerable damage to landscaping and property. The following recommendations can help keep our wind damage down.

**Heed Early Warnings** – The best resources for high wind alerts or advisories are your local radio and television stations and the newspaper. These alerts usually provide enough time to prepare.

**Secure Your Property** -- Bring indoors any small outdoor objects and furniture that can easily be blown around. Remove and store inside cushions, potted plants, hanging wind chimes, spinners and ornaments until winds subside. Protect outdoor furniture and other items that are not easily brought inside by stacking and moving them to a sheltered corner close to the house.

**Secure Garbage Cans** – If you store your garbage can outside and out of sight from the street, please secure it by putting it as close to a sheltered area as possible. You may want to turn the can so its wheels are on the outside with the front of the can resting against the shelter to lessen the chance of it tipping over or rolling away.

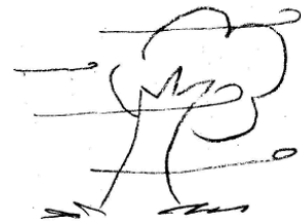
If the wind advisory is for a Monday, when you usually put your trash can out for Tuesday collection, it is probably best to wait to put the can out until early Tuesday morning. Winds can flip the lids open and scatter garbage widely. Because the cans are wheeled, they can also easily roll away and flip. However, if you do place your trash can out the night before, on windy trash-collection days, one way to keep your trash container covered is to secure the lid with a short piece of 2-inch masking tape. The tape will tear when the contents of the container are dumped into the trash-collection truck.

**Please remember:**

**Tumbleweed Cleanup** – While it is probably best to let the professionals clear them, if you should decide to clear away some of them yourself, please be careful and wear heavy gloves as some of the Russian thistles have very sharp spines.

**Report Damage** – Please help by reporting damage to our fences or Common Areas landscaping by calling the CLPOA office at 582-4345 and leaving a message about the specific location of the damage.

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RATE
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**WHO TO CONTACT?**

Jodi Landefeld – Manager  
509-582-4345 – office phone

Email:

**[clpoa@canyonlakespoa.org](mailto:clpoa@canyonlakespoa.org)**

Web site:

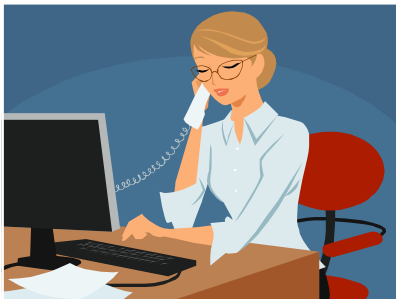
**[www.canyonlakespoa.org](http://www.canyonlakespoa.org)**

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**EMAIL ADDRESS**

Please note the email address:

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**WEBSITE ADDRESS**

Please note the website address:

**[www.canyonlakespoa.org](http://www.canyonlakespoa.org)**

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**SEE SOMETHING – SAY SOMETHING**

Remember to keep cars locked in driveways as well as keep track of package deliveries. Together we STOP the car prowler and thieves in their TRACKS!