



CANYON LAKES

PROPERTY OWNERS ASSOCIATION

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September 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!

Masonry Block Wall on Common Areas Completed!!



The masonry block wall has been completed to replace the failing foam board fence on all of the Canyon Lakes common areas. The CLPOA Board, under contract with Padilla Masonry, Inc., had completed 7,532 linear feet of masonry block wall over a 7-year project. The new masonry block wall has a 50-year warranty, so Canyon Lakes residents will not have to face fence replacement for a very long time. The project was spread over 7 years so that the cost could be budgeted within normal expenditures without having to ask homeowners for a special assessment. Now that the walls are completed, the CLPOA Board will focus on other improvements and repairs in Canyon Lakes. Our goal is to make Canyon Lakes the best place to live in the whole Tri-Cities.

TRIM! WEED! TRIM! WEED!

Property owners please trim your trees and shrubs so they do not block the driver’s vision of the road!! Also, please weed your sidewalk and driveway!



Home owners that back up to the new masonry block walls around Canyon Lakes; **PLEASE trim back your shrubs and tree limbs from the block walls as the overhanging foliage could damage the new walls!**

NEWS FROM LANDSCAPE COMMITTEE

- Heritage Landscaping did a remarkable job for CLPOA during the summer!
- Removed 10 diseased trees along Olson Street that were backing up into the new masonry block wall
- Removed 3 dead trees this fall on Olson Street and 30th Avenue in the Common Areas
- Trimmed up tree limbs in a few of the Common Area circles
- Trimmed tree branches on Irby Street and other areas in Canyon Lakes impeding drivers
- Committee will be looking to re-landscape Common Areas along Canyon Lakes Drive – S. Hill area as they need updating

SIGNS, SIGNS and more SIGNS

Please do not put signs in the Common Areas – it is not allowed within the Sign Rule of the Community – they will be removed! Thank you for your cooperation in this matter!

2 BOARD MEMBERS NEEDED!

The Canyon Lakes HOA Bylaws state that 11 Board Members are required for the running the HOA. The Board has 9 members currently. If you are interested in volunteering to become a Board member, please contact the office. We have a wonderful community which needs volunteers to continue to help meet the growth challenges around our community, preserve the integrity of our community and maintain the beauty of our neighborhood.

PLEASE BECOME A VOLUNTEER!

UPCOMING BOARD MEETINGS:

October 8, 2019

November 12, 2019

December 10, 2019

Please attend meetings to help support your Community!!!

NEWS FROM CC&R COMMITTEE

Residents please remember the following Rules & Regulations:

Section 6. Trash Control. No part of any Unit or other real property shall be used as a dumping ground for lawn clippings, rubbish, trash, garbage or any other waste. No garbage, trash or other waste shall be kept on any part of any Unit or residential lot except in a sanitary container or in compost receptacle approved in writing by the Architectural Review Committee. Such containers must be stored in garages, fenced side yards or places that cannot be seen from the street.

Please adhere to leaving trash cans at street on Monday and remove by Wednesday.





Thank you, Sue Frost

Canyon Lakes resident, Sue Frost, made a significant contribution to the improvement of Canyon Lakes. She took the initiative to install and paid for a new sidewalk from her driveway all the way down the hill on W. 43 Ave. and S. Union St. to W. 42nd Ave. She also had a nice heavy-duty park bench installed, along with split rail fence and basalt rock ground cover. These improvements make this area look much better and they enhanced fire safety too. Thank you, Sue!! We really appreciate your community spirit and willingness to help make Canyon Lakes the premier community of the Tri-Cities.

Long-Range Plans Updated

The CLPOA Board has been following long-range plans that identify high priority projects (next year), medium priority projects (2 to 5 years), and low priority projects (6 to 10 years). The Board conducted the annual review and update of long-range plans at our meeting on September 10. Our plans for 2020 include sidewalk repairs, both replacing badly broken 5X5 ft. panels and lifting panels that have settled more than 2 in. below the curb. Other plans include adding 5 park benches to common areas along Canyon Lakes Drive, adding playground equipment to Volunteer Park, and replacing dead trees in Volunteer Park.

The medium priority projects for 2 to 5 years out include the final phase of sidewalk repairs, removing overgrown trees that are affecting the new masonry block wall, assuming responsibility for common areas in The Heights, and leveling and repairing asphalt on S. Olson St. between 27th Ave. and Canyon Lakes Drive. Low priority projects include the replacement of remaining mailboxes, replacing common area sprinkler systems, and removing dead or overgrown trees.

New Park Benches in Canyon Lakes Common Areas

A project planned for 2020 is the addition of 5 park benches in common areas along the Canyon Lakes Drive inner loop. These park benches are intended for the comfort of our many residents who frequently walk the Canyon Lakes circle. This is a 3-mile hike and some of our residents need to take a rest along the way.

We recently added a park bench to Volunteer Park and we attached a brass plaque in memory of Manny Beckmann, who served on the CLPOA Board of Directors for 8 years. His widow, Ruth Beckmann has continued to serve as our Treasurer for a total of 16 years.



If you would like to attach a memorial plaque for a deceased family member or Canyon Lakes resident, we can help you accomplish this for a cost of about \$150. If you would like to sponsor a complete park bench with a memorial plaque, this can be done for about \$1,000. Please contact Jodi at 582-4345 if you are interested in pursuing this opportunity.

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WHO TO CONTACT?

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EMAIL ADDRESS

Please note the email address:

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WEBSITE ADDRESS

Please note the website to find lots of
information of our Community:

www.canyonlakespoa.org