



## CANYON LAKES PROPERTY OWNERS ASSOCIATION

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

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June 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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### ARC Guidelines updated

Last year, the Architectural Review Committee, ARC, undertook the task of revising our guidelines. This revision was approved by the board and issued on April 13, 2022. One of the main issues concerned the guidance for new construction. Some of this material, especially the drawings, were outdated. We have very few building lots remaining in Canyon Lakes so we eliminated these drawings integrating their accompanying verbiage into the remaining part of the document. It was also felt that the section on The Heights could be eliminated by adding a statement that this document could be obtained by contacting the manager. The integration of this material into the document illustrated to us that the material was not well organized so we reorganized it trying to clarify requirements for new construction versus exterior home improvement projects – this should be a great help to the board and homeowners!

By far, the biggest issue we have is with paint colors. We moved the material on paint, making it a new Appendix F. We also instituted a new paint application form to help homeowners provide us with what is needed to make a determination. We felt that most homeowners would not be interested in reading the entire document until they are ready to do a project so are not including it in this mailing as a cost savings. However, it is available on our website at [www.canyonlakespoa.org](http://www.canyonlakespoa.org). Additionally, if you would like a copy, please let our manager know, and she will gladly mail one to you. Her contact information is **Phone/Fax: (509) 582-4345; Email: [CLPOA@canyonlakespoa.org](mailto:CLPOA@canyonlakespoa.org)**. **We have an insert of the new paint form as this is probably the most needed item. A paint fan chart will be available on the website soon for you to review approved base paint colors and trim paint colors.**

If you have any comments on these changes or other association issues, please let us know by contacting the manager or attending a board meeting.

Thanks, your ARC committee.



# Canyon Lakes Property Owners Association (CLPOA) 2022 Community Survey

The survey was mailed to all homeowners with a prepaid envelope as well as a link on the website front page if you would rather use the website to complete the survey. Please complete one survey per household.

**Purpose:** The purpose of this survey is to seek the input/feedback of all Canyon Lakes residents regarding major issues and opportunities facing our community. Your responses, combined with the responses of your neighbors, the CLPOA Board of Directors hope to gain valuable insights into helping determine guidance, priorities and areas of focus in our strategic planning efforts. All surveys will be kept strictly anonymous/confidential so please be forthcoming and honest in your comments and assessments. A summary of the results will be reported back to the community in a future newsletter so everyone can understand the majority viewpoints.

Thank you for your input, please return your completed survey to the CLPOA office by July 30, 2022.

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## **Protect Your Home from Wildfire**

This is a good time, before the upcoming dry, hot fire season, to check our homes and yards for any combustible vegetation from landscaping.

### **10 Steps to Defend Your Home from Wildfire**

- 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, remove limbs within 15 feet of the ground and 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 remove 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.

#### **UPCOMING BOARD MEETINGS:**

July 12, 2022

August 9, 2022

September 13, 2022

#### **UPCOMING ARC MEETINGS:**

July 12 & 26

August 9 & 23

September 13 & 27

**ARC applications are needed for exterior projects; forms found on web site**

#### **DOG STATIONS**

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"



Also, please keep dogs on a leash when taking a walk and on a leash in our parks around Canyon Lakes

**Canyon Lakes Homeowners:**

This is the time of year for general house and property maintenance. One of the often-neglected items are wooden fences. Hard water and sun, bleach out the original color over a period of time. Whether painted or stained, please renew the finish to maintain the appearance of your fence. We all want our neighborhood to look beautiful, please do your part if your wood fence shows signs of aging. This is friendly suggestion on fences; not an upkeep rule. It is one of the biggest complaints the CCR committee hears about from the community.

**PARKING:** Please adhere to the 72-hour parking of vehicles as well as parking off the street if possible. This is the other biggest complaint the CCR committee hears about from neighbors. Parked cars/trucks on the street block driver’s vision, impair through traffic, and make it difficult for delivery trucks.

**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!



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**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.

**Canyon Lakes Speed Limit is 25 mph**  
**SLOW DOWN EVERYONE!**

The CLPOA Board of Directors has now created an ad hoc Traffic Calming Committee to work in partnership with the City of Kennewick and investigate various options to help make our streets safer. Therefore, please adhere to the posted speed limits, pay attention to the four (4) radar speed monitors along Canyon Lakes Drive and anticipate increased police presence in our neighborhood. It will take the collective cooperation of everyone so please, please **HEED YOUR SPEED!**



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**LEGAL NOTICE GIVEN**

Thank you to all property owners who paid their \$325, 2022 annual assessment dues. Many of you took advantage of the 5% discount, \$308.75, if you paid by March 1, 2022. However, there are still some property owners who have not paid their 2022 annual assessment. If the assessment was not paid by March 31, 2022 a 25% penalty was added, \$81.25; totaling \$406.25. A late annual assessment notice was mailed to property owners who were late in paying their dues. If the annual assessment was still not paid by June 1 ,2022, the board contracted with our lawyer, Craig Walker, to send 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) are not paid.

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**SIDEWALKS & DRIVEWAYS**

**REMINDER:**

Please remove weeds from sidewalks in front of your home and on your driveway. Thank you!!!

Canyon Lakes POA  
P.O. Box 7252  
Kennewick, WA 99336

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

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

Email:

**clpoa@canyonlakespoa.org**

Web site:

**www.canyonlakespoa.org**

Mailing address:

CLPOA

P.O. Box 7252

Kennewick, WA 99336



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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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Thank you to all the homeowners that are maintaining their properties, being kind to their neighbors, and following the rules of the community. We see you and appreciate all your efforts!!