



**CANYON LAKES
PROPERTY OWNERS ASSOCIATION**

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

September 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. 36th Avenue. The meetings are open to all property owners. Please attend and support your community!

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Canyon Lakes POA Manager is Retiring

I want to thank all the property owners as well as the board members I have worked with these past 18 years as the manager for CLPOA. It has been a wonderful opportunity to work with so many of you and I appreciate all the support throughout the years. My 3 boys have all moved away from the Tri Cities and my husband retired in January, so it is a perfect time for me to retire and enjoy some traveling and visiting my family.

The board is currently in the process of hiring a new manager; my last day will be December 15, 2022. Thank you, Jodi Landefeld

Survey results included

Enclosed are the survey results. Thank you for taking the time to fill out the survey; 420 surveys were returned! 43% of the community participated, that is amazing. The survey helps the board understand what homeowners are interested in, what long range planning to do, and what issues and concerns the community has.

Board members needed

Thank you to Ruth Beckmann who has been the CLPOA Treasurer for 15 years. Ruth and I have worked side by side to make sure the financials for CLPOA have been balanced, budgeted, and transparent. Ruth has been a vital board member and will be missed. The treasurer board position will be open and it is a very important position on the board. If anyone is interested and has QuickBooks and/or accounting experience, the board would appreciate a community volunteer to join the board.

There will be more board position openings in the coming months. If you are interested, please contact the office: clpoa@canyonlakespoa.org and/or attend a monthly board meeting the 2nd Tuesday of each month.

Canyon Lakes Speed Limit is 25-mph!!!!!!!!!!

With school back in session, 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 – BFT (Ben Franklin Transit) now has route through Canyon Lakes – if buses are speeding – CALL BFT to complain!

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.

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.

LEGAL NOTICE GIVEN

Thank you to all property owners who paid their 2022 annual assessment dues of \$325. 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; as well as some who have not paid for many years. 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 30th, 2022, the Board contracted with our lawyer, Craig Walker, who sent a notice letter to those individuals requesting payment. The board took proactive measures this year to ensure every property owner was notified of the assessment(s) owed and voted to have Craig Walker serve a Summons and Complaint for Collection of Assessments to late homeowners.

LEGAL NOTICE

WEBSITE UPDATE

A new CCR violation form is available on the website to be filled out and submitted directly to the office. The manager will forward on the complaint and work with the CCR committee and submitter towards a resolution.

UPCOMING BOARD MEETINGS:

October 8, 2022

November 8, 2022

December 13, 2022

Please attend meetings to help support your community!!!

NEWS FROM LANDSCAPE COMMITTEE

- Heritage Landscaping did a remarkable job for CLPOA this summer!
- Trimmed trees in center islands that were impeding drivers' vision of traffic; this fall trees will be trimmed around the neighborhood as well as bushes and shrubs
- CLPOA is working with the city and Heritage Landscaping to replant trees along 27th Avenue
- Welcome Mark Reis to the board and landscaping committee
- The KID is lining the canal along the easement area of 36th Avenue this fall. KID will have fabric and rock put down to eliminate weeds in the easement

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!

NEWS FROM ARC

- The website; www.canyonlakespoa.org has a new ARC paint form application that can be submitted directly from the website (the ARC exterior project form is available as well)
- The ARC also included a paint fan with approved base and trim paint colors. The paint colors are based on Sherwin Williams paint, if other than SW, please identify the SW equivalent as described on the paint form

NEWS FROM CC&R COMMITTEE

Residents, please remember to follow the Rules & Regulations of our community:

Violations CCR have encountered:

- Trees and shrubs blocking drivers' vision and overhanging sidewalks
- RV's, boats, trailers parked over the 72-hour storage limit
- Upkeep of lawns; remove weeds, trim trees and shrubs, water dead grass
- Painting homes; it is recommended every 5-10 years houses be painted
- Trash cans left out, cannot be seen from the street
- Keep dogs on a leash; city of Kennewick has a leash law, follow it
- Trash/recycling left out on a windy day and blows into neighbor's yard
- Parking cars/trucks in street; please try to use garage and driveway

The CCR has been working with Justine Koehle, colleague of Craig Walker, to send many legal notices to repeated home owners that are in violation of the Rules and Regulations of the community. If homeowners do not comply with the violations, the fining system will begin, and a lawsuit against the homeowner could ensue.

The CCR committee drives around a minimum of one day/week to monitor the neighborhood; it is a BIG job, but would be much easier if everyone followed the Rules.

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

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US
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PAID
PERMIT
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WHO TO CONTACT?

Jodi Landefeld – Manager
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Email:

clpoa@canyonlakespoa.org

Web site:

www.canyonlakespoa.org

Mailing address:

CLPOA

P.O. Box 7252

Kennewick, WA 99336





EMAIL ADDRESS

Please note the email address:

clpoa@canyonlakespoa.org

WEBSITE ADDRESS

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

www.canyonlakespoa.org