

Canyon Lakes Property Owners Annual Meeting

February 11, 2025

“Hot Topics”

Traffic Calming

What’s happening with traffic calming? In fall of 2023, after receiving a permit from the City of Kennewick, the CLPOA Board hired an asphalt contractor to install 12 speed humps, 6 on the north side of Canyon Lakes Drive and 6 on the south side. Because the 6 south side humps were not installed to city specifications, the City of Kennewick worked with the asphalt contractor to have the south humps removed. This project had both strong support and opposition within our community, and as a result the City Council adopted KMC 13-40 into law, which regulates future traffic calming efforts. KMC 13-40 has a long list of requirements that must be met for any future traffic calming efforts.

How much did CLPOA spend on the speed humps? Initially, CLPOA expected to spend around \$80,000 on the 12 humps. Because the south humps did not meet specifications, the final cost to CLPOA for the north humps was around \$43,000.

Does the current Board support pursuing additional speed humps?

All Board members are concerned about neighborhood safety. Several Board members have pointed out the Board does not have the legal authority to pay for improvements on city streets, which fall outside of the authority granted to the Board in the CLPOA CC&Rs. Regardless, any future efforts will require significant community engagement and multiple community votes due to the requirements outlined in KMC 13-40.

How can homeowners pursue additional traffic calming efforts?

The City of Kennewick holds quarterly traffic meetings which are open to public comment. While speed humps may be a difficult outcome to accomplish, individual homeowners can voice specific concerns to the city Public Works department, at City Council meetings, or at quarterly Traffic Safety Commission meetings. Specifically, some homeowners have expressed a desire to pursue a flashing crosswalk or roundabout at Olson and Canyon Lakes drives to keep school-aged children safer.

CC&R Revisions

What was the result of the February 2024 CC&R revisions vote?

The vote narrowly failed.

Why did some homeowners vote against the changes?

Proposed language changes in section 7.6(g) expanded Board authority to spend CLPOA dues on any “improvements.” Many homeowners were not comfortable removing historical restrictions on how CLPOA dues can be spent. Other homeowners were uncomfortable not understanding the specific reasons behind this and other changes.

What's happening now?

A CC&R revisions subcommittee was created in 2024. That subcommittee has gathered all CC&R feedback posted on Facebook and emailed to the board, gathered documentation from prior board efforts including legal guidance, and has been meeting regularly to draft an updated CC&R document that will bring CLPOA into compliance with state law RCW 64.90. The intent of the subcommittee is to finish the initial draft with legal review, publish that draft and redline document on Facebook to solicit community feedback, and ultimately bring those proposed changes to a CLPOA lot owner vote in 2025 or early 2026.

CC&R Enforcement

CC&R enforcement committee members regularly patrol the neighborhood to identify rule violations and mail notices asking the homeowner to correct the deficiency. Homeowners are encouraged to report violations to the CLPOA manager at clpoa@canyonlakespoa.org.

Street Parking

When possible, CLPOA encourages homeowners to be good neighbors by parking in their own driveway. If driveway space is unavailable, homeowners are asked to only utilize street parking directly in front of their own property.

Public street parking rules are governed by City of Kennewick KMC 11.36.050: Storing of Vehicles on Public Right-of-Way. Per the Kennewick Municipal Code, a vehicle can be parked on the street for up to 72 continuous hours. If the vehicle belongs to the homeowner, it can be parked directly in front of their residence for up to two continuous weeks. Homeowners are welcome to register complaints with the CLPOA, but we recommend contacting Code Enforcement directly at 509-582-1355.

Businesses in Canyon Lakes

CLPOA rules require businesses not to be a nuisance to their neighbors. While most neighbors respect this rule, the CLPOA has seen increased reports of nuisance businesses. The Board is looking into formalizing a request and approval process for business operating out of homes in Canyon Lakes, as well as a fine structure to ensure compliance.

Canyon Lakes Water Company

In 2024 the Canyon Lakes Water company rights were sold to Canyon Lakes Waterworks. Like homeowners, CLPOA is a customer of the water company. Feedback about the sale or concerns about the financial condition of the utility can be provided to the Washington State Utilities and Transportation Commission. Sale documents can be reviewed under Docket 240771 posted at <https://www.utc.wa.gov/casedocket/2024/240771/docsets>.