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# Community Newsletter

KENNEWICK, WASHINGTON · SUMMER 2026

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VOLUME 1 · ISSUE 2 · SUMMER 2026

OUR VISION *"To maintain Canyon Lakes as the premier residential community in the Tri-Cities area."*

**A First for Canyon Lakes!** This is our very first newsletter delivered electronically to homeowners who opted in for email communication. Faster, greener, and no printing or postage costs — welcome to the digital edition!

Still getting yours by mail? Sign up at [www.canyonlakespoa.org](http://www.canyonlakespoa.org) to go paperless.

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## Get to Know Your Community Manager

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Every thriving community runs on someone behind the scenes keeping the gears turning. For Canyon Lakes, that someone is Devin Lundstrom — and in this issue, we'd like you to get to know her.

### In Her Own Words

I have proudly called Canyon Lakes home for the past 15 years and currently serve as the CLPOA Community Manager, a role I've held for the last three years. I bring more than 20 years of administration and management experience, with a strong background in healthcare and insurance. I recently earned a Bachelor of Science degree in Business Management and Healthcare Administration, and am currently pursuing a Master's degree in Business Administration. I am passionate about continuous improvement, lifelong learning, and supporting organizational goals.

During my time with the CLPOA, I have truly enjoyed the opportunity to serve our community, working alongside the Board of Directors and residents to keep Canyon Lakes a wonderful place to live. Outside of work, I am a proud mother to three beautiful daughters who keep me busy, active, and inspired. I enjoy supporting them in their activities and spending quality time with family and friends.



*Devin Lundstrom, Community Manager*

### What Does a Community Manager Do?

Quite a lot, as it turns out. Devin's role touches nearly every part of how the Association functions. Among her many responsibilities, she:

**Manages the Association's finances** — preparing the annual budget, tracking transactions, billing and collecting assessments, paying bills, and helping maintain our reserves.

**Keeps the community informed** — through emails, mailings, the website, and by organizing and attending Board, committee, and annual meetings.

**Works with the Landscaping Committee** to inspect property, schedule maintenance and repairs, and hire and supervise contractors.

**Handles rules and enforcement** — investigating reported violations and issuing notices, with the Board making the final call.

**Serves as your liaison** — fielding resident questions and concerns and connecting them to the right Board member or committee.

**Coordinates vendors and professionals** — soliciting bids and working with contractors, accountants, attorneys, engineers, and reserve specialists.

**Maintains official records** — including resolutions, contracts, financial records, and the membership roster.

**Works with CLPOA Committees** to help fulfill their roles and responsibilities.

In short, when something in Canyon Lakes needs doing, Devin is often the one making sure it gets done. Have a question or concern? You can reach her at [clpoa@canyonlakespoa.org](mailto:clpoa@canyonlakespoa.org) or (509) 582-4345.

## If It Flies or Explodes, It's Illegal: Fireworks & Fire Safety This Summer

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This is shaping up to be a dangerous fire season. Washington has declared a statewide drought emergency, and the National Interagency Fire Center forecasts above-average wildfire risk for Eastern Washington this June. It has already hit close to home: in mid-June, the OIE Fire burned roughly 820 acres in Benton County — north of the Yakima River and south of Old Inland Empire Highway — damaging five homes and seventeen outbuildings before crews brought it under control. It was a stark reminder of how quickly a fire can spread in our dry conditions.

**Know the rules before the Fourth.** Kennewick permits only ground-based consumer fireworks — fountains, sparklers, and the like. Anything that goes airborne or explodes is illegal, including sky rockets, missiles, bottle rockets, Roman candles, mines, shells, aerial spinners, firecrackers, and smoke devices. The simple test: if it flies or explodes, it's not allowed here. Discharge is legal only on the following dates and times: June 28, noon–11 p.m.; June 29–July 3, 9 a.m.–11 p.m.; July 4, 9 a.m.–midnight; and July 5, 9 a.m.–11 p.m. To be sure a firework is legal, buy it from a Kennewick Fire Department–approved stand in town. Illegal fireworks carry City fines up to \$500 under KMC 15.30.240. And

note: if fire danger reaches Extreme, all discharge may be suspended for the holiday — confirm current fire danger at the [Washington DNR fire danger map](#) before you light anything.

**Report problems to the right place.** The City, not the Association, enforces fireworks law. Report illegal fireworks or a fire hazard to non-emergency dispatch at (509) 628-0333, or call 911 for any active fire.

**Our own Rules apply too.** CLPOA’s Rules don’t mention fireworks by name, but Section 12 (Burning) requires reasonable precautions against the spread of fire, and Section 7 (Nuisances) covers conduct that disturbs your neighbors — both of which a stray bottle rocket manages to violate at once.

**The safest bet?** Leave the big shows to the professionals. If you do light legal fireworks, keep water close, soak the duds before tossing them, and aim well clear of dry grass, fences, and rooftops. In a summer this dry, one spark is all it takes.

## **Please Pick Up After Your Dog (Yes, Every Time)**

Let’s talk about something no one enjoys bringing up — but every dog owner needs to hear.

Canyon Lakes is a dog-friendly community, and we’re glad it is. Our four-legged residents are some of the best neighbors we have — they don’t park boats on the street, they never run their sprinklers at noon, and they’ve never once filed an ARC complaint. But they do rely on us for one small courtesy: cleaning up what they leave behind.

A few gentle reminders:

**No excuses — we’ve made it easy.** Canyon Lakes has dog clean-up stations placed throughout the community, each stocked with bags and a waste container. So there’s no need to carry your own or pretend to admire the landscaping while your dog does its business — a bag is almost always just a few steps away. Grab one, use it, and drop it in the bin.

**It’s not fertilizer.** A common myth holds that dog waste is “good for the grass.” It is not. It’s unsightly, unsanitary, and a fast track to an unhappy neighbor — and an unhappy neighbor’s lawn is exactly where it always seems to land.

**The Rules back this up.** Under CLPOA Section 5 (Animals), dogs must be leashed whenever they’re on public property and may not become a nuisance to other residents. Leaving waste on a neighbor’s lawn, the common areas, or the walking paths is precisely the kind of nuisance the Rules are meant to prevent — and repeat offenses are subject to fines.

**The common areas count too.** Our shared green spaces and paths aren’t a giant litter box. Same rule, same bag, same thank-you from everyone who walks there after you.

We know the overwhelming majority of our dog owners already do the right thing, often while wrangling a leash, a coffee, and a dog who has spotted a squirrel. Thank you. For everyone else: the bag is cheap, the goodwill is priceless, and your neighbors will appreciate your diligence.



*Meet Harley — model citizen, devoted neighbor, occasional squirrel chaser, and never without a bag when on walks.*

*Be the neighbor your dog thinks you are.*



## Recent Board Resolutions

Your Board has been busy this quarter building the governance framework that will carry Canyon Lakes into full compliance with **WUCIOA** — the Washington Uniform Common Interest Ownership Act (RCW 64.90), the state law that will govern Washington homeowner associations beginning January 1, 2028. The following resolutions were adopted since our last newsletter. Full text of every resolution is available in the Board Meeting Minutes at [www.canyonlakespoa.org](http://www.canyonlakespoa.org).

Resolution	Title	What it does
R-2026-03	Omnibus Governance Resolution	Adopts the annual Board meeting schedule, designates all committees except the ARC as advisory, sets how meeting materials reach homeowners, and authorizes engagement of HOA legal counsel for the WUCIOA transition.
R-2026-05	Architectural Review Committee Charter	Formally adopts the ARC's written charter and appoints its initial members, confirming the ARC's independent authority under the CC&Rs to review homeowner improvement applications.
R-2026-06	Long Range Planning Committee Charter	Establishes the LRPC as an advisory committee to plan for the community's long-term capital needs — reserves, infrastructure, and future projects — protecting homeowners from avoidable special assessments.
R-2026-07	Communications Committee Charter	Adopts a written charter for the Communications Committee (and its Welcoming subcommittee for new neighbors), which keeps homeowners accurately and consistently informed through the newsletter, website, and other channels.
R-2026-08	Villas Maintenance Responsibility Determination	Confirms, based on the recorded plats and CC&Rs, that the private roads, streetlights, pool, and clubhouse within the Canyon Lake Villas are owned and maintained by the Villas association — not funded by CLPOA assessments.



## Get to Know Your CLPOA Committees

Did you know that your community has **five standing committees**, as well as ad hoc committees formed as specific needs arise? These committees are the engine of Canyon Lakes — staffed by homeowner volunteers who give their time to keep our neighborhood well-run, well-maintained, and well-informed, with support from our community manager.

Your five standing committees are:

- Architectural Review Committee (ARC)
- Long Range Planning Committee (LRPC)
- Communications Committee (including the Welcoming subcommittee)
- Rules and Regulations Enforcement Committee
- Landscaping Committee

In each quarterly newsletter, we'll shine a light on one of them — what they do, who serves, and how their work touches your home and your property values. We're starting with the committee homeowners interact with most directly when they want to improve their property.

### This Issue: The Architectural Review Committee

**Mission.** The ARC exists to review and approve plans for improvements to homes and lots throughout Canyon Lakes, and to enforce the ARC Rules and Guidelines. Unlike our advisory committees, the ARC has independent authority established directly in the community's CC&Rs (Section 8) — meaning its decisions on improvement applications take effect without separate Board approval.

**What the ARC does.** When you want to build, remodel, change exterior colors, or add to your home, the ARC is who reviews your application. Their work includes reviewing construction drawings for new residential construction; reviewing applications for exterior modifications and additions to existing homes; reviewing requests for exterior body and trim colors; and responding to applicants with a timely decision, issuing an approval letter and yard sign for approved projects.

**How it protects you.** A consistent, fair review process keeps Canyon Lakes looking its best and protects everyone’s property values. The ARC gives substantial weight to its guidelines rather than personal preference, and homeowners who disagree with a decision have a clear right of appeal to the Board within 30 days.

**Thinking of a project?** Submit your application before you begin work. Applications and the ARC Rules & Guidelines are available at [www.canyonlakespoa.org](http://www.canyonlakespoa.org), and questions can go to Community Manager Devin Lundstrom at [clpoa@canyonlakespoa.org](mailto:clpoa@canyonlakespoa.org).

**Your ARC Volunteers**

**Paul Roberts** — Chair

**Jerry Campbell**


**Rick Burr**

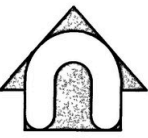
**Devin Lundstrom** — Community Manager (ex officio, non-voting)

 **Canyon Lakes History — Part One: A Diamond in the Rough**

*The first in a series on how our community came to be.*

**CANYON LAKES NO. 1**  
 FORMERLY KNOWN AS "ZINTEL CANYON NO. 1"  
 A SUBDIVISION IN THE NORTH 1/2 OF SECTION 15,  
 TOWNSHIP 8 NORTH, RANGE 29 EAST, W. M.,  
 CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON

JANUARY 1980
 DAVID EVANS AND ASSOCIATES, INC.
SCALE: 1"=100'

24.700 AC. 

BLK	LOT	R	Δ	L	BLK	LOT	R	Δ	L	BLK	LOT	R	Δ	L	BLK	LOT	R	Δ	L
4	1	809.00	2°38'09"	37.22	1	10	340.00	9°36'20"	97.00	3	1	20.00	79°06'08"	27.61	6	2	20.00	90°08'25"	31.1

*The original 1980 plat for Canyon Lakes No. 1 — recorded as “formerly known as Zintel Canyon No. 1” before Harold Thompson and his master planners renamed it.*

In July of 1977, a piece of land Harold Thompson had been watching for more than ten years finally came up for sale. Where others saw dry, rugged ground running through Zintel Canyon, Thompson saw something else entirely — an 18-hole golf course and a self-sufficient residential community. “A diamond in the rough,” as he put it. He and his wife Arlene purchased roughly 640 acres stretching east and south from the corner of Highway 395 and 27th Avenue. People scoffed, and told him there would never be a golf course out there.

Thompson set out to prove them wrong. He traveled to California to study golf courses and hired the San Francisco firm of Hall, Goodhue & Haisley as master planners. Neither Thompson nor his planners cared for the name “Zintel Canyon” — and so, together, they came up with **Canyon Lakes**.

To design the course, they brought in golf architect John Steidel, who relocated from California to Kennewick to personally oversee construction. The front nine opened in 1980. When skeptics insisted a second nine would never follow, it only fueled Thompson’s determination — and by 1981, all 18 holes were playable. *Business Week* soon named Canyon Lakes one of the top 20 new courses in the nation. Today it remains the highest-rated course in the Tri-Cities, a 4½-star Golf Digest course whose 12th hole boasts what’s said to be the largest green in the Pacific Northwest — 12,000 square feet.

The golf course came first. The neighborhood grew up around it — and that story, including the partnership that built our community and the hard years that nearly undid it, continues in our next issue.

Source credit: Adapted from histories prepared by Jerry Martin and Bob Fowler (2010) and updated by Harold Thompson (2013).



More than four decades later, Harold Thompson's "diamond in the rough" endures — still the highest-rated golf course in the Tri-Cities.

## Is It Time to Let Our Duck Fly?

For as long as most of us can remember, a duck gliding through the reeds has been the face of Canyon Lakes — on our signs, our letterhead, and the masthead of this very newsletter. It's familiar, it's ours, and it has served the community well.

But neighborhoods evolve, and so do the ways we present ourselves. As Canyon Lakes looks ahead — toward new governance, new amenities, and a refreshed presence both online and in print — the Board would like to ask a simple question: **is it time for a new look?**

We're exploring whether to refresh the Canyon Lakes brand, which could include updating or replacing our longtime duck logo. This isn't a decision the Board wants to make on its own. It's your community, and your identity, so we want to hear from you before anything changes.

**A few things worth saying up front:**



*The duck in question: our longtime logo. Keep it, refresh it, or let it fly? Watch for results in a future newsletter.*

**Nothing has been decided.** This is a conversation starter, not a done deal.

**Your voice drives this.** If the community loves the duck as it is, the duck stays. If there's appetite for something new, we'll explore it thoughtfully.

**Costs would be kept minimal.** Any new logo would be used primarily in digital media — our website, email, and this newsletter. We would not replace our monument signs; instead, the new look would simply appear on signs as they naturally wear out and need replacing.

**Tell us what you think.** A short poll is now posted on the CLPOA website at [www.canyonlakespoa.org](http://www.canyonlakespoa.org). It takes less than a minute, and it's the best way to make sure your preference counts. Should our duck keep gliding — or is it time to let it fly?

## Community Volunteer Opportunities

Canyon Lakes runs on the time and talent of homeowners who step up to serve. Our committees are always looking for neighbors willing to lend their skills — and in this issue, the Landscaping Committee is putting out the call.

Landscaping is the single highest-cost item in our yearly assessment budget, which makes thoughtful planning and engaged volunteers all the more valuable to the community.

### The Landscaping Committee Wants You

Hello, homeowners! Do you have suggestions for improving our Canyon Lakes common areas? Are you willing to get involved with our Landscaping Committee members to help make those improvements happen? If so, our committee needs your expertise and passion.

If you'd like to volunteer to serve on the Landscaping Committee, please summarize your skills in a brief paragraph and submit it to our Community Manager, **Devin Lundstrom**, at [clpoa@canyonlakespoa.org](mailto:clpoa@canyonlakespoa.org).

Backgrounds in any of these areas would be especially valuable:

**Plant and landscaping** experience and knowledge

**A passion** for improving the landscaping aesthetics of Canyon Lakes

**Ideas** for making improvements to our common areas

**Project management**

**A desire to serve** and communicate with fellow homeowners

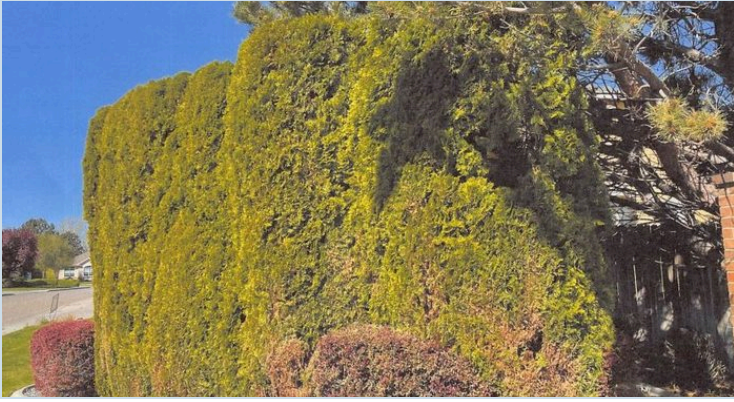
We're excited to hear from you!

*Interested in a different committee? Reach out to Devin and let us know where you'd like to help — every committee welcomes new volunteers.*

## Your Assessments at Work

Ever wonder where your assessment dollars go? Sometimes the answer is right there at the entrance to your neighborhood.

The Estates at Canyon Lakes has two entrances along Ely Street, each marked by its own monument sign. The Landscaping Committee has completed **Phase I** of a project to transform the first of these — the entrance at the corner of **Ely Street and 37th Avenue**. An aging row of overgrown, dying arborvitae has been removed and replaced with an attractive and substantial new masonry wall and fresh landscaping, giving the entrance a clean, durable, and welcoming new look.



*Before — the overgrown, dying arborvitae at the Ely & 37th entrance.*



*After — the new masonry wall and landscaping.*



*The refreshed Phase I entrance monument at Ely & 37th — one of the two gateways into The Estates at Canyon Lakes.*

**Phase II** is already underway at the second Estates entrance, at **Ely Street and 40th Avenue**. Designed to complement the Phase I improvements, it will be finished soon — extending the same refreshed appearance to the community’s second gateway. Watch for the before-and-after in an upcoming issue.

Projects like these protect property values, reduce long-term maintenance costs, and keep Canyon Lakes looking its best. This is what your assessments make possible.



## Show Us Your Canyon Lakes!

Every one of us has caught that moment — a sunrise setting the lakes on fire, a heron standing guard on the golf course, the neighborhood blanketed in that one good snow of the year, or your dog looking heroic in front of the monument sign. Those moments deserve a bigger audience than your camera roll.



*Early morning light over the lake and golf course — a Canyon Lakes view worth sharing. Photo by Cheeta Dolven.*

**We want your photos.** Canyon Lakes is full of talented neighbors with an eye for a good shot, and we'd love to fill future newsletters with images taken by the people who actually live here. Sunsets, wildlife, common areas, seasonal scenes, community events, blooming yards, frost on the fairways — if it captures the spirit of our neighborhood, we want to see it.

A few friendly guidelines:

**Make it Canyon Lakes.** Photos should be taken within our community so neighbors can recognize the spots they love.

**Bigger is better.** Send the highest-resolution version you have — phone photos are perfect, just don't shrink them first.

**Keep it neighborly.** If people are recognizable in your shot, please make sure they're okay with appearing in print.

**It's still yours.** You keep ownership of your photo. By submitting, you're simply confirming it's your own work and giving CLPOA permission to use it in our newsletter, website, and other community communications — always with your name credited.

**Tell us about it.** A quick note on where and when it was taken helps us write a caption and give you proper credit.

Send your best shots to Community Manager **Devin Lundstrom** at [clpoa@canyonlakespoa.org](mailto:clpoa@canyonlakespoa.org). Selected photos may appear in upcoming newsletters — with your name right alongside, of course.

*So next time the light is just right, grab your phone. You might just see your work highlighted as our **Featured Photo of the Fall Issue**.*



**CLPOA Homeowners — Support Local & Grow Your Business With Your Neighbors!**

Do you own a business? Do you live in Canyon Lakes? Of course you do, or you wouldn't be getting this newsletter. We'd love to help you reach your neighbors!

We are opening up limited advertising space in our quarterly newsletters (digital and paper version). It's a great, affordable way to get your brand in front of hundreds of CLPOA homeowners. Rates are TBD at this time.

**Interested in advertising?** Please e-mail us at [clpoa@canyonlakespoa.org](mailto:clpoa@canyonlakespoa.org) or visit [www.canyonlakespoa.org](http://www.canyonlakespoa.org) to get on our interest list!

**Our first advertiser — thank you for supporting a local business!**

**MURLEY'S**  
FLOOR COVERING  
Abbey Design Center

**SPECIAL OFFER  
FOR CANYON  
LAKES  
PROPERTY  
OWNERS**

**10% OUR EVERYDAY  
off LOW PRICE**

At Murley's Floor Covering & Abbey Design Center, we understand the importance of creating a beautiful and comfortable home. That's why we're excited to offer this special program.

*See Store for details*

509 - 572 - 6362

6539 W Clearwater Ave Ste A110,  
Kennewick, WA 99336

[www.murleysfloorcovering.com](http://www.murleysfloorcovering.com)

*Paid advertisement. The appearance of an advertiser does not constitute an endorsement by CLPOA.*

## Introducing Yard of the Month!

Canyon Lakes is full of beautiful yards, and we think it's time we celebrated them. Each month we'll select a **Yard of the Month** to feature in an upcoming newsletter and on our website — a small way to recognize the neighbors whose hard work makes our community shine.



*Canyon Lakes at its finest — a sunset view across the lake from one of our neighbors' backyards.*

**And we want your nominations.** Know a neighbor whose yard deserves a little recognition? Proud of your own? We'd love to hear from you. Send a few photos of the yard along with the homeowner's name and address to Community Manager Devin Lundstrom at [clpoa@canyonlakespoa.org](mailto:clpoa@canyonlakespoa.org). If a nominated yard is selected, we'll reach out to the homeowner for permission before publishing.



*June's Yard of the Month — Steve and Zola's home on W. Canyon Lakes Drive.*

**June's Yard of the Month** belongs to **Steve and Zola** on W. Canyon Lakes Drive. Congratulations, and thank you for setting such a beautiful example for the neighborhood!

### CANYON LAKES POA

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

### COMMUNITY

City of Kennewick: (509) 585-4200  
Benton County Sheriff: (509) 628-0333  
KID (Irrigation): [kid.org](http://kid.org)