

Community Newsletter



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Our vision: To maintain Canyon Lakes as the premier community in the Tri-Cities area

CANYON LAKES HISTORY - PART TWO The Hard Years

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

The golf course was open. Now came the harder part: building a community around it.

On November 17, 1981, the Canyon Lakes Partnership recorded the original master Declaration of Covenants, Conditions and Restrictions — the CC&Rs. It is a document most of us have skimmed at closing and filed away, but it is the foundation everything else in Canyon Lakes rests on. In a single instrument it established the common areas, the assessments that maintain them, the Community Rules and Regulations, a Board of Directors, and an Architectural Review Committee. It also called for the creation of the Canyon Lakes Property Owners Association, to be organized **no later than January 1, 1982**.

The partnership behind all of it paired local ambition with outside capital: Harold and Arlene Thompson, husband and wife, together with Brooks Resources Corporation, an Oregon corporation, whose president William L. Smith signed for the company. The partners served as the community's first Architectural Review Committee.

The Association's articles of incorporation and bylaws were drafted by the developer, and the first Board of Directors was appointed rather than elected — a temporary arrangement, the CC&Rs said, to hold office until the first annual meeting of the membership.

Then the bottom fell out. In the early 1980s, interest rates climbed toward 20 percent, and a development that depended on people being able to finance new homes suddenly depended on something that had all but disappeared. Harold Thompson and William Smith lost the entire Canyon Lakes development to Seattle First National Bank.

It is worth pausing on that. Everything Thompson had spent a decade watching for, buying, planning, and defending against the people who told him a golf course would never work out there — gone to the lender. The community you live in today came within an inch of being someone else's project entirely, or no one's at all.

The story did not end there. In later years, Thompson and Smith were able to reacquire the development at a discount and resume the work.

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CANYON LAKES HISTORY – PART TWO

The Hard Years

But the momentum was gone. Growth through the remainder of the 1980s was slow, and Canyon Lakes filled in a good deal more gradually than its founders had once imagined.

You can watch it happen in the public record. The plat of Canyon Lakes No. 2 — nearly forty acres south of the golf course — was drawn in January 1980, and the Thompsons signed its dedication on January 29 of that year. The utility and irrigation approvals followed within weeks.

Then nothing. The surveyor did not certify the plat until March 1981, the City did not approve it until that May, and the Benton County Auditor did not record it until **May 8, 1981**, sixteen months after it was signed. Not a single lot in Canyon Lakes No. 2 could be sold until that day.



Summer 1989 — a home under construction on Lot 19, Block 8 of Canyon Lakes No. 2, eight years after the plat was recorded. Canyon Lakes Drive looking north and W. 40th Place crossing the center of the frame, the golf course and open farmland beyond. Photo courtesy of S. Gale.

A neighborhood assembled in pieces. What began as Canyon Lakes No. 1 and No. 2 grew by annexation, one plat at a time, each new addition brought in subject to the original CC&Rs. It was not an orderly sequence. The plat numbers were not assigned consecutively, some plats were named rather than numbered, and several were developed in phases. If you have ever wondered why the community's legal geography seems to follow no obvious pattern, that is why — Canyon Lakes was assembled over decades, not laid out in one stroke.

And the homeowners? The CC&Rs contemplated a developer-appointed board giving way to an elected one at the first annual meeting. Exactly when that transition occurred is, at present, unclear. The earliest record our community historians have located of a Board of Directors elected from among the homeowners dates to **February 22, 1994**.

That is where the story turns: from a development owned and run by its builders to a community governed by the people who live in it. How that governance took shape — and where it stands today, as Canyon Lakes prepares for the Washington Uniform Common Interest Ownership Act — continues in our next issue.

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

Can you fill in the gap?

If you have minutes, ballots, notices, newsletters, photographs, or simply a good memory of how Canyon Lakes was governed between 1982 and 1994, we would very much like to hear from you.

Contact Community Manager Devin Lundstrom at clpoa@canyonlakespoa.org or (509) 582-4345. Our history is still being written down, and some of it lives only in the memories of the neighbors who were here.

REDUCING OUR FIRE RISK

What We Can Control

On the night of Thursday, July 23, a fire started near Owens Road north of Highway 397, south of Kennewick. Winds around 20 miles an hour pushed it our direction. It burned close to 800 acres. Between 40 and 50 homes in Inspiration Estates were evacuated, the Red Cross opened a shelter at Southridge, and area churches took people in. Crews from across the region and state resources were called in, and the fire was under control by about 12:30 the next morning.

Plenty of us watched it. Canyon Lakes residents stood in their driveways and back yards that night photographing the flame front on the hill above their own rooflines.

We got lucky. The fire took down fences and power poles, reached no houses, and nobody was hurt.

The same neighborhood was not lucky in 2018, when a fire that began near Interstate 82 burned south of Canyon Lakes and

into Inspiration Estates, five homes were destroyed.

Nine days after Owens Road, a complex of wildfires burned in Spokane. By the time the wind died, roughly 900 homes and other buildings were gone and about 65,000 people had been ordered out. It is now the most destructive wildfire in Washington's history with economic impacts to exceed \$1 billion.

However each of those fires began, what happened next was the same: wind, heat, low humidity, and enough dry fuel on the ground to carry flame. The difference between a night of evacuations and a neighborhood that no longer exists was wind direction, what was available to burn, and luck.

We can't do anything about wind or luck. We can do something about fuel — and some of it sits on lots inside Canyon Lakes.

REDUCING OUR FIRE RISK

What We Can Control

What we are doing

Canyon Lakes has a number of lots — some vacant, some with homes on them — where weeds and dead or dry vegetation have been allowed to build up. In this climate that is not just an appearance problem. It is stored fuel, and it sits next to somebody's house.

Your Board has begun a **Lot Maintenance Initiative** to address it. Over the coming months, we will be reaching out to the owners of lots with significant overgrowth. Here is what we would like you to know first.



July 23, 2026 — Fire on the hill above Canyon Lakes. Roughly 800 acres burned and 40 to 50 homes were evacuated in Inspiration Estates. No houses were lost. Photo by Nancy Safinick, from Green Street



The same night, from a Canyon Lakes back yard — smoke and flame on the ridge beyond the neighboring rooftops. Photo by Lisa Kay

Lot maintenance is not a new rule

Rules Section 11 requires that lots be kept free of conditions creating a visual nuisance or a safety hazard. The ARC Guidelines require yards be maintained weed-free and free of dead or dry vegetation. We will be doing our best to apply them consistently and fairly.

If you have owned property here for years and never heard a word from CLPOA about your lot, you may be surprised to hear from us now. We would rather say that plainly than pretend this is business as usual.

What we want, and how long we expect it to take

We want the fuel load down before next fire season. That is the whole objective — and it sets the pace. CLPOA's goal is to ensure a reduced fuel load before next fire season while enforcing the common sense rules on lot maintenance governed by CLPOA rules.

This is a job measured in months, not days. We understand that clearing a lot that has been neglected for years is not a weekend errand. That is why we are starting now.

There is a whole winter and spring between this newsletter and the next fire season, and that is the window we are aiming at. So, nobody is being asked to undo years of growth in a hurry. What we are asking for is a plan and a start.

We are also not trying to collect money from our neighbors. A letter from the Association is not an accusation, and it is not the start of a countdown you cannot stop.

It is the opening of a conversation, and the fastest way to resolve it is to pick up the phone.

If you hear from us and respond with a plan — even one that takes months, even one that depends on a contractor with no openings until spring — that is a good outcome, and it is the outcome we expect in most cases. What the process is built to reach is the owner who does not respond at all.

While the Association does have authority to impose fines under Appendix A of the Rules, currently \$25 per day per violation, we won't be using it with owners who respond with a plan and then follow through.

Some lots are not part of this

If you own a vacant or unbuilt lot beside your home and keep it landscaped and maintained as part of your yard, this is not aimed at you. It is governed by a different set of CLPOA rules.

Some lots also need a different approach entirely. **Certain lots in the Canyon Lakes South Hill area lie within City-designated critical areas** — slopes and habitat that Kennewick regulates under its critical areas ordinances to reduce exposure to landslides or other hazards. On that ground, clearing native vegetation may require a permit.

Thus, before any notice goes to a lot in a mapped critical area, the Association checks the City's maps and confirms the approach with Kennewick first. **If you own one of these lots, please do not start clearing on your own initiative.** Call us, and we will find out together what the City will and will not allow.

— continued on page 4

REDUCING OUR FIRE RISK

What we can control

It works

When the Country Meadows Fire burned roughly 1,700 acres near Badger Canyon this past May, Benton County Fire District 1 pointed to well-maintained defensible space around homes as one of the reasons the outcome was as good as it was.

That is the whole idea behind this notice, scaled up to a neighborhood. Clearing one lot helps that lot. Clearing them all changes what a fire can do when it arrives — and if the work starts this fall, it will be done in time to matter next summer.

If you have questions

Contact Community Manager Devin Lundstrom at clpoa@canyonlakespoa.org or (509) 582-4345. If you are unsure whether your lot is affected, ask.

Related rules amendments adopted by the Board this quarter are described elsewhere in this issue (see page 8). Please review the current Rules and Regulations, as amended, posted at <https://canyonlakespoa.org/doc/rules.pdf> and https://canyonlakespoa.org/doc/arc_guidelines.pdf

PAWS & CLAWS

Meet The Supervisors

In April we introduced you to your Board of Directors. In this issue we introduce the ones actually in charge.

We love our pets here in Canyon Lakes, so we are giving one a permanent spot in every issue. In this issue meet the four-legged supervisors who make sure your volunteers get up on time but don't work too late.

Have a supervisor of your own? We are building a list for future issues — send a photo with the pet's name, age and breed, along with a one-sentence description of duties, to Community Manager Devin Lundstrom at clpoa@canyonlakespoa.org.

Two small favors: send the original photo straight from your phone rather than a texted or downloaded copy, since those arrive too small to print. And crouch down to your pet's eye level if you can — it makes all the difference.



Tommy

American Eskimo, 5

Part of Alicia Mercado's family — Alicia serves on your Board of Directors. Tommy's duties include acting as her alarm clock, a service she never requested and cannot cancel.



Minnie

Miniature Schnauzer, turning 2 on October 9

Part of Patty Kopp's family — Patty is your Board Vice President. Minnie's duties include play, play and play. Adulthood has been offered and firmly declined.

THE DUCK STAYS

You answered our logo poll. Here is what you said.



The Canyon Lakes duck in continuous use since January 1, 1979.

Some of our monument signs are old and worn, and they need replacing. Whatever goes on the new signs will stand at our entrances for the next twenty years, and the Board did not want to reprint the duck simply because it was already there.

So in our Summer issue we asked a simple question: is it time for a new look?

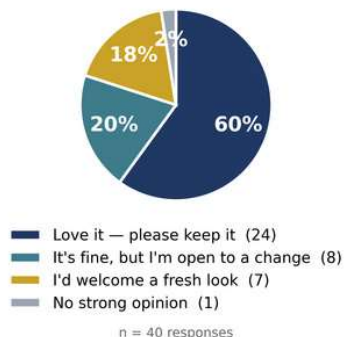
A duck gliding through the reeds has been the face of Canyon Lakes for as long as most of us can remember, and before the Board settled anything, we wanted to hear from you.

Forty homeowners responded. The answer, in short: leave the duck alone.

You are attached to the duck

Asked how attached they were to the current logo, three in five said they love it and want it kept. Fewer than one in five asked for a fresh look.

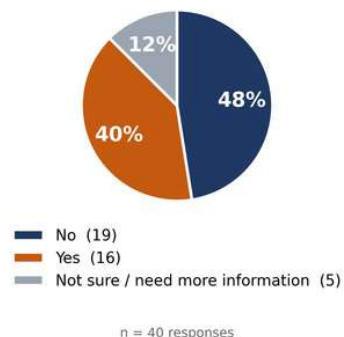
How attached are you to our duck-and-reeds logo?



But the vote on changing it was closer than you might expect

On the direct question — would you support refreshing the logo, knowing costs would be minimal — the answer was no, but not overwhelmingly. Nineteen said no, sixteen said yes, and five wanted more information.

Would you support refreshing the logo and brand?

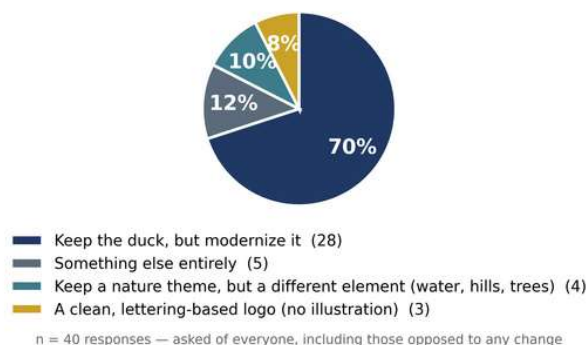


If anything changes, the duck comes along

We also asked what direction would appeal if the look were ever updated. Seven in ten chose keeping the duck and modernizing it. Even among those open to change, the duck is not what they wanted to lose.

One respondent rightly pointed out that this question offered no way to answer “none of the above.” Homeowners opposed to any change still had to pick a direction, so this figure should be read as a preference among options rather than as support for changing anything. It was a fair criticism and we are noting it.

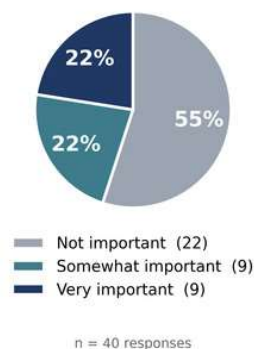
If we did update the look, which direction appeals most?



And the clearest message of all

Asked how important a consistent, updated look is to them overall, more than half said: not important. Together with the written comments, the message was less “we love this logo” than “please put the Board’s time somewhere it matters more.”

How important is a consistent, updated look overall?



What the Board is doing

The duck stays. The worn monument signs will be replaced because they need replacing — and when they are, the duck will be on them.

A number of you suggested that any change be coordinated with the Canyon Lakes Golf Course. That is worth addressing directly. The course is a separate business rather than part of the Association, and its own new signage no longer carries the duck. The trademarks belong to the Association. So if the duck is to remain part of Canyon Lakes, it will be because this community chose to keep it.

— continued on page 6

THE DUCK STAYS

Thank you to everyone who took a few minutes to answer, and particularly to those who wrote in. One noted that real ducks visit their back yard. Several offered ideas for working golf into the community's look. More than one told us plainly that the Association has bigger things to worry about. All of it was read.

The duck is older than the Association

While we were asking about the logo, the Board also renewed the Association's trademarks — and the paperwork turned up a nice piece of our history.

Canyon Lakes holds two trademarks registered with the Washington Secretary of State: **a logo depicting a duck in a group of reeds** (registration no. 23305) and the words **"Canyon Lakes"** (registration no. 23304). Both were renewed on August 28, 2026 and now run through July 18, 2031.

Both certificates record the same first-use date: **January 1, 1979**. That is before the golf course opened, before the first plats were recorded, and nearly three years before the Association itself was called into being by the CC&Rs in November 1981.

The duck did not come along with Canyon Lakes. Canyon Lakes grew up around the duck.

The Duck and "Canyon Lakes" name are trademarked in WA

Our logo and name are Washington State registrations, which protect the marks within Washington. The Association holds them for one reason: so that the community's name and image stay with the community.

That means the duck logo and the Canyon Lakes name are not available for commercial use. The Association does not license them to businesses — not for merchandise, not for advertising, and not for signage or promotion that would suggest CLPOA endorses a product or service.

Neighborly use is a different matter entirely. A flyer for a block party, a shirt for a neighborhood team, a banner for a community event — write and ask, and we will work with you. Those requests are welcome. Write to Community Manager Devin Lundstrom at clpoa@canyonlakespoa.org.

GET TO KNOW YOUR CLPOA COMMITTEES

The Landscaping Committee

Twelve acres, four hundred twenty trees, and eighteen monuments.

In our Summer issue we introduced the Architectural Review Committee and promised to shine a light on a different committee each quarter. This time: the Committee responsible for the beauty of Canyon Lakes from the street.

What they actually do

The Landscaping Committee was formally chartered by the Board in July under **Resolution R-2026-11**. In plain terms, its job is to walk the community's common areas, notice what needs doing, and take its action plan to the Board for approval.

The Association owns **113 separate common-area properties** totaling more than **500,000 square feet** — close to 12 acres — including the three acres of Volunteer Park. Standing on these 12 acres are roughly **420 trees, 5 primary entrances and 18 monuments**, along with the medians, the perimeter, and the entrances to each of our subdivisions. This is a lot of ground to cover!

Their charter includes maintenance standards for common area landscaping, oversight of our landscape contractors with the CLPOA manager, irrigation systems, improvements and replacements, seasonal planting, and — a subject that needs no introduction after this summer — water conservation, irrigation efficiency, and fire prevention.

They inspect. They photograph. They price things out. They report to the Board every month. It is tedious, it is done on foot in the summer, and it is the reason our entrances and medians look so lovely rather than quietly falling apart.

And what they cannot do

The Committee's scope is limited to Association common areas. It does not extend to privately owned property. So however much you may wish otherwise, the Landscaping Committee cannot be dispatched to have a word with your neighbor about his junipers. Those matters run through the Community Manager and the Rules, which is a different article entirely.

Finished: the Ely Street entrances

The landscape renovation at the corners of 37th Avenue and 40th Avenue, and Ely Street is complete. Patty Kopp walked the finished project with the contractor, City Turf, and it is now in the books.



The refreshed entrance monument at Ely Street and 40th Avenue — the Phase II gateway into The Estates at Canyon Lakes, with its new masonry wall, fresh plantings and decorative rock replacing the overgrown arborvitae.

GET TO KNOW YOUR CLPOA COMMITTEES

The Landscaping Committee

A masonry wall turned out to be the heart of the job. Once the aging arborvitae came out, it was plain that the tired fence behind it should go too, replaced with a wall matching the rest of the Canyon Lakes perimeter. Both entrances now have a cleaner, more modern look — and one that is considerably easier to maintain.

Thank you to the homeowners who put up with the construction. Your patience was noticed and appreciated.

Underway: forty-five trees and three medians

Planning began in mid-June and work began in mid-September on tree maintenance and the refurbishment of three medians along Canyon Lakes Drive, between South Olson Street and Hildebrand Boulevard. The scope: pruning and reshaping roughly 45 trees, removing several dead ones from around the community, grinding the stumps, and adding new shrubs and fresh decorative rock to the medians.

Coming: the landscape maintenance contract

This is also the year the Association seeks bids for its landscape maintenance contract — the single largest item in our annual assessment budget. Bid packages go out in September, and the Board expects to select a contractor by early November.

They would like your help

The Committee is in need of another pair of eyes and hands to help keep our common areas beautiful. Plant knowledge is welcome but not required — project management experience, a good eye, or simply a willingness to walk the community and notice things will do nicely. Contact Devin to volunteer.

Your Landscaping Committee

Karla Palmer — Chair

Patty Kopp

Doug Hester

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

clpoa@canyonlakespoa.org.

QUARTERLY OVERVIEW

Resolutions and motions adopted, July through September 2026

The Board adopted the following resolutions and motions at its July 14, August 11, and September 8 meetings. Full text of all resolutions may be obtained from the CLPOA Manager.

Resolutions

Number	Subject	Adopted
R-2026-10	Establish the Rules & Regulations Enforcement Committee	July 14
R-2026-11	Adopt the Landscaping Committee Charter	July 14
R-2026-12	Amendments to the Architectural Rules & Guidelines (see p. 8)	August 11
R-2026-13	Amendments to the Rules & Regulations and Affirmation of Appendix A (see p. 8)	August 11

Motions

Number	Subject	Adopted
M-07142026-1	Temporary accommodation under Rules Section 9	July 14
M-07142026-2	Change to Community Manager compensation	July 14
M-08112026-1	Move CLPOA insurance policies to a new agency	August 11
M-08112026-2	Contract for Tree maintenance	August 11
M-08112026-3	Authorize Lot Maintenance Enforcement Initiative (see p. 3)	August 11
M-08112026-4	Authorize advertising in the newsletter to offset costs	August 11
M-09082026-1	Ratify amendment to Architectural Rules & Guidelines, Section 1.11	September 8
M-09082026-2	Dissolve Ad Hoc Traffic Calming Committee; assign responsibility to the Long Range Planning Committee (see p. 9)	September 8
M-09082026-3	Approve architectural selections on appeal; direct the ARC to review guidelines	September 8
M-09082026-4	Accelerate monument signage maintenance to 2027	September 8
M-09082026-5	Amend Section 2 of Rules and Regulations to remove contradictory phrase	September 8

YOUR RULES HAVE CHANGED —

Mostly in Your Favor

The Board amended the Rules and Regulations and the Architectural Rules and Guidelines in August. Here is what is different.

Most of what follows gives homeowners more time, more options, or clearer notice than the old wording did. None of it is a new restriction.

What changed in the Rules and Regulations

- **More time before a fine, and a clearer sequence.** The old Section 18 allowed a fine to be incurred forty- eight hours after a second notice. It now follows the same schedule as Appendix A: a first notice, a second notice five days later, and a fine only five days after that. Ten days, two letters, and a phone number — rather than two days.
- **Thirty days before the Association can do the work.** If a lot becomes overgrown or unsanitary and the Association steps in to clean it up at the owner's expense, the required written notice has gone from ten days to thirty. This brings the Rules in line with the CC&Rs, which required thirty all along.
- **A year to finish landscaping, not three months.** New landscaping after home construction must now be completed within twelve months rather than three — matching what the Architectural Rules already said, and rather more realistic in this climate.
- **A clearer standard for xeric yards.** Section 10 previously asked that a xeric landscape be “aesthetically pleasing,” which meant whatever the reader thought it meant. It now asks that it be kept weed-free and clear of dead or dry vegetation. Easier to meet, and easier to apply evenly.
- **The fine schedule is unchanged.** Appendix A was re-adopted in its current form. Fines remain \$25 per day, per violation.



What changed in the Architectural Rules and Guidelines

Two changes, and the second one matters to anyone thinking about their yard.

- **Section 1.11 now has a defined scope.** The non-conforming use provision — which gives owners of older improvements time to come into compliance — applies to things that were built or installed. It does not excuse ongoing maintenance, and it does not apply to lots with no house on them.
- **Underground sprinklers are no longer required.** This is the substantive one. Section 6.3 used to require that the entire yard be landscaped and irrigated by an underground sprinkler system. It now requires the yard be landscaped and kept weed-free and free of dead or dry vegetation — and it permits irrigated planting, xeric or low-water landscaping, rock or stone ground cover over a weed barrier, or a combination, subject to ARC approval.

In a drought year, on water we all pay for, that is a change worth knowing about. If you have been considering converting part of a thirsty lawn, the Rules are now on your side. Submit an ARC application first.

Section 6.3 also asks that noxious weeds on the Washington State and Benton County lists be removed — with an important exception. On lots within a City-designated critical area, removal must comply with City of Kennewick regulations. If that may include your lot, talk to us before you clear anything.

Where to read them

Both documents are posted in full on the CLPOA website, each with an amendment record at the front listing every change and the resolution that made it. Scan the code, or type the address into your browser.

Scan for the CLPOA document library or visit canyonlakespoa.org/documents/

If you would prefer a paper copy, Community Manager Devin Lundstrom can provide one: clpoa@canyonlakespoa.org or (509) 582-4345.

RUN FOR THE BOARD IN 2027

Notices of Intent due December 7

CLPOA is run by volunteer owners, and several directorships are up for election in February. The number of open positions will be confirmed in the voting packet mailed in December.

To be considered, submit a notice of intent to run along with a brief biography, and a short statement of your interest in serving. Send it to clpoa@canyonlakespoa.org or P.O. Box 7252, Kennewick, WA 99336, no later than **Monday, December 7, 2026.**

Voting packets go out before the end of December. The election will be held at the Annual Meeting on **Tuesday, February 9, 2027**, and those elected begin two-year terms immediately.

If you would like to know what the job actually involves before you commit, any current Director will be glad to talk with you.

TRAFFIC CALMING: Where Things Actually Stand

What the City will and will not approve and what we are doing about it.

Speeding on our streets is a real safety concern, and it has been for years. Your Board hears about it at open forum, in emails, and in survey after survey. We are not treating it as settled.

What we have learned is that it is not a short-term problem with a single solution. At the September 8 meeting the Board moved responsibility for traffic calming out of an ad hoc committee and made it a standing responsibility of the **Long Range Planning Committee**. It now sits alongside the community's other long-term infrastructure work, where it belongs.

The LRPC's first task was to find out what the City of Kennewick will actually approve. Here is what it found.

Speed humps: a high bar, and a code that did not exist before

Kennewick's Traffic Engineering Division does not, as a matter of standing policy, permit new speed humps on public streets. The City's reasons are emergency response times for fire and EMS, hazards to snowplows, City liability for vehicle damage, and noise for the neighbors closest to them.

Canyon Lakes is the reason the rules are now written down. Twelve humps were installed on Canyon Lakes Drive in 2023 and 2024, six on the north stretch and six on the south. The Association followed the process it was given and was issued a permit.

City staff later determined that guidance existed in a rarely used administrative code that had not been applied. The six southern humps did not comply with the City's height and curvature standards and were removed by City order. The six on the north stretch were found compliant, remain in place, and are maintained by the City.

The contractor absorbed the cost of the non-compliant work and the city of Kennewick paid for its removal. The Association was billed \$40,266.74 for the humps that stayed on the north side of Canyon Lakes Drive.

Following all of that, the City Council codified **Kennewick Municipal Code Chapter 13.40** to govern future traffic calming. Any new petition must now clear four hurdles: a speed, volume and sight-distance study by City Public Works; a survey boundary defined by Traffic Engineering; an affirmative vote of roughly two-thirds of property owners inside that boundary, one vote per lot; and funding by whoever is requesting the work, built to City standards and inspected before the City accepts it.

Crosswalks: the most-refused request in the city

Marked crosswalks are, according to City Traffic Engineering, the single most frequently declined traffic petition Kennewick receives. Three reasons matter here.

- **Every intersection is already a crosswalk.** Under Washington law, a standard intersection is legally a crosswalk whether or not it is painted, unless it is barricaded or signed otherwise. Paint does not create the pedestrian's right of way; it already exists.
- **The City believes paint can make things worse.** Kennewick cites national engineering research finding that marked crossings at unsignalized, low-traffic residential locations can be several times more hazardous than unmarked ones — that a large share of drivers do not register painted markings in time, and that markings can give pedestrians false confidence to step out.
- **The City follows a national standard.** Kennewick applies the Manual on Uniform Traffic Control Devices and paints crosswalks almost exclusively at monitored school crossings, signalized intersections, and locations with documented heavy pedestrian volume.

Center striping: the missing yellow line is deliberate

Several homeowners have asked why our residential streets have no center line. The answer is that its absence is a design decision, not an oversight.

Long-line striping is standard on arterials and collectors and discouraged on low-volume residential streets. Traffic engineering data indicates that a center line gives drivers visual reassurance and they go faster; without one, the road reads as narrower and drivers slow down. Center lines also create problems where cars park at the curb, forcing others across a double yellow to get around them.

The City will consider short "spot striping" of 50 to 100 feet at specific trouble spots — blind curves, hill crests, or the approach to a stop sign where sightlines are poor.

What this means for us

The clear lesson is that a broad request — stripe our streets, paint crosswalks throughout Canyon Lakes — will be denied, and will have cost us the credibility to ask for anything else.

A narrow, evidence-based request has a genuine chance. The LRPC will look into pursuing a formal request for a Traffic Engineering and Sight-Distance Assessment at two or three specific high-risk locations, including the blind curves and the crossings serving Volunteer Park and the City park. Where crosswalk paint is declined, alternatives remain available — advance pedestrian warning signs, for example, require no pavement marking at all.

If speeding on your street concerns you the most useful thing you can do is tell us where and when and who (with a license plate number), specifically. Vague reports do not survive an engineering study. Dates, times and locations do. Write to Community Manager Devin Lundstrom at clpoa@canyonlakespoa.org.

PRESIDENT'S REPORT

The newsletter gets better with every issue. Electronic delivery reached 456 households last quarter, sparing about 300 printed copies, and we have begun selling advertising to help carry the cost of a larger publication.

Elsewhere, good progress. All CLPOA insurance policies were reviewed and moved to a new agency. A five-year long-range plan is in preparation and we are looking into ways to improve Volunteer Park and add parking.

Much of this year's work has gone into the less visible job of running the Association well. The Board has adopted charters for its standing committees, and corrected long-standing discrepancies between our Rules and the Architectural Guidelines. An enforcement procedural guide, a bid and specification procedure, and a records retention system are in preparation. None of it is glamorous. All of it makes the next Board's job easier and the Association's decisions more consistent.

Two ideas we would like your thoughts on: adding a non-voting student representative to the Board, and appointing a Historian to help preserve community records. If either appeals to you, write to clpoa@canyonlakespoa.org.

Your Board is made up of neighbors who volunteer their time. Thank you for the trust.

— Patricia Irving, President

TREASURER'S REPORT

Through August 31, the Association had collected 98.7 percent of 2026 assessments — 966 of 979 accounts paid in full. That is a strong result and it reflects well on this community.

Operating expenses stand at \$258,553 against a year-to-date budget of \$265,590, roughly \$7,000 under plan. The full-year forecast indicates that we expect to finish the year within budget.

Total funds on deposit were \$335,641 at August 31, including \$180,570 in the reserve account.

The Board will adopt the 2027 budget in December. This year's assessment was held down by a one-time application of surplus funds that is not available again, so owners should expect a higher assessment for 2027. The budget and the assessment amount will be mailed with the Annual Meeting packet before the end of December.

— Paul Roberts, Treasurer

BIRDIE RUN BAR & KITCHEN OPENS

New restaurant at the Canyon Lakes Golf Course



The restaurant entrance at the renovated clubhouse. Photos courtesy of Birdie Run Bar & Kitchen

South Kennewick's newest restaurant and bar, located at the Canyon Lakes Golf Course, opened to the public on August 21, 2026. The exterior and interior of the old golf clubhouse have been beautifully renovated and feature an outdoor patio with panoramic views.

Birdie Run features a menu of elevated gastropub food alongside local wines, beers, and handcrafted cocktails. The venue also offers a banquet center ready to host events from birthdays to retirement parties to holiday parties to corporate events. Offsite catering is also available.



Guests fill the new covered patio at Birdie Run during the August soft opening. The patio looks out over the golf course, with the homes of Canyon Lakes beyond.

Birdie Run is a collaboration between the Columbia Golf Company LLC, the ownership group that purchased the golf course in 2024, and the Kegs & Grub Hospitality group operated by the Jacobs & Westermeyer families who have deep roots in the neighborhood. This is the sixth location in the Kegs & Grub Hospitality group with other locations including Amendment XXI in Richland and Red Monkey in Walla Walla.

The golf course and the restaurant are privately owned businesses. We're glad to have this new food and drink option in our neighborhood.

YARD OF THE MONTH

July, August, and September 2026



JULY

Glenn & Sharon Gaboury
3521 W. 36th Loop

A layered evergreen planting anchors this corner lot, with mature spruce and pine above low shrubs and rock. The Gabourys have since moved from Canyon Lakes; we thank them for the care they gave this yard.

AUGUST

James & LaDonna Wilhelm
4109 S. Green Street

Clipped hedges, spiral topiaries, and seasonal containers frame the entry in a design that stays crisp through the hottest part of summer.



SEPTEMBER

Jeff & Sally Gale
3807 W. 40th Place.

A gazebo, curving brick walk, and rose beds anchor a yard the Gales call "Gale Park" with rock, shrubs, and mature trees terraced up the slope behind



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CANYON LAKES
PROPERTY OWNERS ASSOCIATION

CANYON LAKES POA

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COMMUNITY

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Benton County Sheriff: (509) 628-0333
Kennewick Irrigation District (KID): kid.org