



© 2026 Patricia Irving



Community Newsletter

KENNEWICK, WASHINGTON · APRIL 2026

PO Box 7252

Kennewick, WA 99336

(509) 582-4345

www.canyonlakespoa.org

clpoa@canyonlakespoa.org

VOLUME 1 · ISSUE 1 · APRIL 2026

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

Get to Know Your Board of Directors

Your Canyon Lakes Board of Directors is composed of eleven homeowners who volunteer their time to serve our community. Each brings a unique perspective and a shared commitment to maintaining Canyon Lakes as the premier neighborhood in the Tri-Cities. We invite you to get to know your 2026 Board.



Patricia Irving

Board President

I've called Canyon Lakes home for eight years and the Tri-Cities home since 1992 — and this community genuinely matters to me. Before settling in Washington State, I worked in the *other* Washington — D.C. — at the White House Council on Environmental Quality. Battelle brought me to the Tri-Cities as Vice President for Technology Integration at PNNL, and in 1995 I founded InnoVaTek, where I served as President and CEO for 27 years. As your newly elected Board President, I'm focused on three priorities: **1) protecting and growing our property values** through sound governance; **2) enhancing day-to-day quality of life** with next generation amenities; and **3) increasing community awareness and participation** through outreach, meetings, events, and committees. Canyon Lakes is a vibrant, welcoming neighborhood, and I look forward to working *with* you to make it even better.



Patty Kopp

Vice President

For 37 years I adored my profession as a Kindergarten–2nd grade teacher while my husband Chuck and I raised our two daughters and watched our four grandchildren grow into responsible young adults. I see a need for passionate homeowners to volunteer their time and talents toward making Canyon Lakes a quality community that reflects pride of ownership. Entering my 3rd year on the Board, I have come to appreciate those who served before me. If you feel called to volunteer — please consider it. Your service and passion will not go unnoticed!



Anne Eerkes

Secretary

This is my third year serving on the board. My family and I moved to Canyon Lakes about four years ago, and I joined the board to become more connected and involved in our community. I currently serve as Board Secretary and am an active member of the communications committee. When I'm not working or participating in board responsibilities, I enjoy spending time with my husband and our twin teenagers, listening to our latest Canyon Lakes Book Club selection, or getting outdoors for a good hike.



Paul Roberts

Treasurer

I earned a BA in Business Administration from WSU and spent over 40 years working for the Fluor Corporation before retiring in 2020. My wife and I moved to Canyon Lakes in 2018. I have been volunteering with Habitat for Humanity since 1994 and continue to support several local charities. I joined the CLPOA Board in 2023, serving on the Architectural Review Committee — now as its chair — and have been serving as CLPOA Treasurer since January 2025.



Karla Palmer

Director

My husband and I have lived in the Tri-Cities since 1978. We moved to Canyon Lakes in spring of 2015. I am currently a Board Director and volunteer on the Landscaping Committee. As someone who takes great pride in my home and community, I believe each of us plays a role in contributing to the quality of our association. As a Board Director I will remain accessible and open to discussing the concerns and ideas of residents.



Jerry Campbell

Director

It has been a pleasure serving the community over the past few years on the Architectural Review Committee. Having been a home builder for over 30 years, I have found that my experience helps me better understand homeowner projects and how they fit within the community guidelines. Thank you for your support.



Matt Purcell

Director

I have lived in Canyon Lakes since 2013 and want to see it continue to grow and mature in a healthy, wholistic fashion. As a resident I am directly impacted by board decisions, which inspires me to volunteer. My legal background provides added value to the board. I am a father, a golfer, and a homeowner with multiple experiences using the ARC review process.



Jeff Jacobs

Director

I grew up on our family ranch outside La Grande in Eastern Oregon, moved to the Tri-Cities in 1994, and have been in radio for over 35 years. I lived in West Pasco in Desert Plateau for 25 years. I own Jacobs Radio, which operates 18 radio stations across Oregon, Washington, and Montana. I enjoy traveling, warmth, and time with family and friends.

Emma Mercado

Director

Over the past 9 years I have served as Vice President, Secretary, Welcoming Committee Chair, and CC&R Committee Chair. I am eager to continue working on projects to better our community.

Alicia Mercado

Director

I have lived in Canyon Lakes for 7 years and served on the board for 1.5 years. I volunteer on the CC&R Committee and the Welcoming Committee. I am a team player and enjoy working with fellow Board members in serving you.

Doug Hester

Director

I have lived in Kennewick for 52 years and Canyon Lakes for 7 years. Currently retired from 40+ years in heavy industry. As chair of the Long Range Planning Committee, my goal is to maintain and improve existing assets and look to the future.

Canyon Lakes Community-Wide Yard Sale — April 24 & 25!

Get ready to dig for treasure right in your own neighborhood! Canyon Lakes is hosting a **community-wide yard sale on Friday and Saturday, April 24–25**, and we want as many households as possible to join in.

How it works

Set up in your garage and driveway whenever you're ready — sales begin at **8:00 am** each morning and run as long as you like. Participate one day or both. It's entirely up to you.

It's free and easy to join. Simply register with your community contact so we can include your address on the participant map, which will be posted on the CLPOA website for shoppers to plan their route.

Canyon Lakes (CLPOA) Residents

Contact Alicia Renee
topazio772@gmail.com
(772) 631-4014

Canyon Lakes Villas (CLVHOA) Residents

Contact Patty K
pattykopp1@gmail.com
(509) 585-9977



Come find your treasure — April 24 & 25!

Donate your leftovers! After the sale on Saturday you may place any unsold items that you wish to donate at your curb by 2:00 pm and they will be picked up by a local charity.

Want more traffic at your sale? Post about it on social media and put a sign at the street. Whether you're clearing out the garage, downsizing, or just making room for new treasures — this is a great way to connect with neighbors and put some extra cash in your pocket. **See you out there!**

Shape the Future of Canyon Lakes: Your Expertise Needed!

Do you have a vision for what Canyon Lakes should look like in 2030 and beyond? We are planning for major milestones—including future buildings and parking areas—and we need the right minds at the table to make it happen.

The **Long Range Planning Committee (LRPC)** is looking for residents with professional "dirt-to-delivery" experience to help us vet concepts, manage budgets, and oversee projects that will define our neighborhood for the next generation.

Are You the Missing Piece?

We are specifically seeking volunteers with backgrounds in:

Finance Help us structure capital improvement funds and long-term budgeting.

Real Estate Navigate property trends and land-use considerations.

Architecture Provide insight into design, aesthetics, and spatial planning.

Civil Engineering Advise on infrastructure, grading, utilities, and structural issues.

Construction PM Keep our first project and future builds on track, on time, and on budget.

How to Apply

If you're ready to lend your professional skills to the community, please submit a **brief paragraph** summarizing your relevant experience to Community Manager Devin Lundstrom:

Devin Lundstrom · CLPOA@canyonlakespoa.org

Help us build more than just infrastructure — help us build the future of Canyon Lakes.



Business Operation Applications

Running a home-based business in Canyon Lakes? The Board reviews home occupation applications to ensure that residential character, parking, traffic, and noise standards are maintained for all neighbors.

Please submit the appropriate application before beginning operations. Applications are available from the CLPOA manager and at www.canyonlakespoa.org under *Documents*.

> **General Home Occupation Application** — For standard home-based businesses.

Website: Documents → Applications

> **Home-Based Childcare (Family Home)** — Licensed under RCW 74.15 / WAC 110-300.

Website: Documents → Applications

> **Adult Family Home Application** — Licensed under RCW 70.128.

Website: Documents → Applications

Questions? Contact Devin Lundstrom at clpoa@canyonlakespoa.org or (509) 582-4345.



2026 Board Meeting Schedule

All meetings begin at **6:30 PM**

Villas Clubhouse, 3701 W. 36th Ave, Kennewick.

Meeting Agenda will be published on the CLPOA website one week prior to the meeting.

| Month | Date |
|----------------|-------------|
| April ★ | 14th |
| May | 12th |
| June | 9th |
| July | 14th |
| August | 11th |
| September | 8th |
| October | 13th |
| November | 10th |
| December | 8th |



Recent Board Resolutions

The following resolutions were adopted at recent Board meetings. Full text is available in Board Meeting Minutes at www.canyonlakespoa.org.

| Resolution | Title |
|------------|--|
| R-2026-01 | CLPOA Conflict of Interest Policy |
| R-2026-02 | Board Vote Recording and Meeting Records Policy |
| R-2026-04 | Ratification of the 2026 Annual Meeting Votes and Quorum |

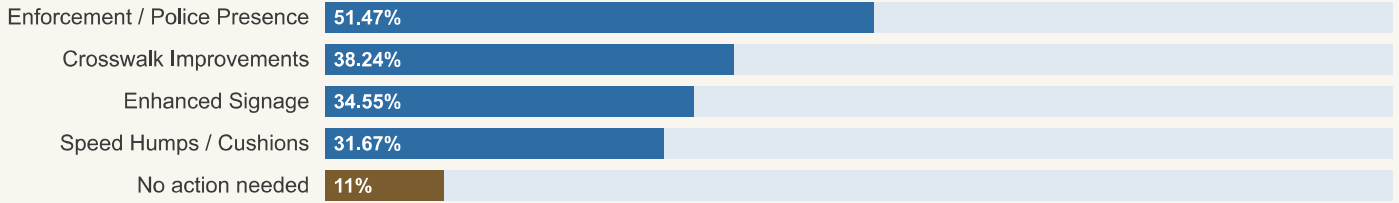
Full resolution text is in Board Meeting Minutes at www.canyonlakespoa.org.

Open to all homeowners. Arrive 10 min early to sign in for Open Forum.



Traffic Calming Survey Results

The Traffic Calming Committee recently surveyed Canyon Lakes homeowners on options for our neighborhood streets. We were pleased to receive **136 responses** — a **14% participation rate** from approximately 979 households. Your input matters and will directly shape the Committee's recommendations. Thank you to everyone who took the time to respond. The Committee will present its recommendations at the **May meeting**.



Respondents also suggested **Street Striping** — potentially the lowest-cost option to implement — and **Round-Abouts**.



KID Irrigation Schedule — Voluntary Schedule

Because of our drought situation the Kennewick Irrigation District (KID) has issued its 2026 voluntary irrigation schedule to help manage water demand. The schedule assigns watering windows based on the last digit of your street address, with 20 minutes recommended per zone.

Following this schedule helps conserve our shared water supply and helps reduce the possibility of mandatory restrictions during peak season.

| Day | Morning (12am–12pm) | Evening (12pm–12am) |
|-----------|---------------------|---------------------|
| Sunday | 1, 5 | 0, 4 |
| Monday | 3, 7, 8 | 6, 9 |
| Tuesday | 1, 5 | 0, 2 |
| Wednesday | 3, 7 | 4, 6, 9 |
| Thursday | 5, 8 | 0, 2 |
| Friday | 1, 3 | 4, 6 |
| Saturday | 7, 8 | 2, 9 |

Last digit of your street address determines your schedule.



Help conserve water: Utilize a drip system and/or hose attached to your irrigation valve — these are not affected by this schedule. Visit kid.org for drought information and current restrictions.

Spring Cleaning — Sidewalks, Trees & Weeds

Keeping the sidewalks and gutters in front of your home free of weeds and overgrown foliage is not just a courtesy to your neighbors — it is a homeowner responsibility under both CLPOA rules and City of Kennewick ordinances.

Weeds must be physically removed from street gutters and sidewalks. Spraying alone is not sufficient — complete removal is required and expected. Please take a few minutes this season to inspect and clean the area directly in front of and adjacent to your property.

A few minutes with a weeding tool now beats a violation notice later — and your neighbors will quietly thank you.



City ordinance also requires that trees, shrubs, and overhanging foliage be trimmed to maintain a minimum clearance of 7 feet above the sidewalk and 14 feet above the street. Foliage must not obstruct street signs, which need to remain clearly visible to both drivers and pedestrians.

Fence Upkeep

Fences and walls are among the most visible features of our neighborhood, and their upkeep reflects on Canyon Lakes as a whole. Maintaining your fence in good condition is a homeowner responsibility under CLPOA Rules and Regulations, and failure to do so may result in a violation notice and fines.

Permitted fence materials include wrought iron, decorative steel, masonry, concrete, wood, vinyl, and other man-made materials.

Wood fencing — the most common type in Canyon Lakes — must be maintained in a single uniform color, whether painted, stained, or left natural. Because our hard water bleaches wood over time, regular cleaning or refinishing is especially important here.

For full fencing guidelines, including approved materials, heights, and ARC approval requirements, visit www.canyonlakespoa.org under ARC Rules & Regulations.



Hard water alert: Kennewick's hard water bleaches wood fences over time. Regular cleaning, staining, or painting is your best defense — and your neighbors will thank you.

Sign Up for Electronic Mail and Voting

Canyon Lakes POA is transitioning to electronic communications and electronic voting — and we need your help to make it a success. Signing up means you will receive newsletters, important notices, meeting announcements, and ballots directly to your email inbox, faster and more reliably than postal mail.

Electronic participation also reduces printing and mailing costs for the Association, keeping more of your dues working for the community rather than the post office.

To sign up, simply contact Community Manager Devin Lundstrom at clpoa@canyonlakespoa.org or (509) 582-4345, or register online at www.canyonlakespoa.org.

No stamps required. No waiting for the mail carrier. No paper cuts. It takes less than a minute and makes a real difference.

Why go paperless? Electronic delivery is faster, reduces costs for the Association, and ensures you never miss a notice. Homeowners who sign up for electronic voting will receive ballots and notices directly by email.



CANYON LAKES POA

PO Box 7252
Kennewick, WA 99336
(509) 582-4345

CONTACT

Community Manager: Devin Lundstrom
clpoa@canyonlakespoa.org
www.canyonlakespoa.org

COMMUNITY

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