



Carlyon Beach Community News August 2020

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Office Hours: Monday – Friday 9:00 am to 4:30 pm – The office will be closed from Noon to 12:30 pm for Lunch Period

2020 COMMUNITY EVENTS		
Board Workshop: August 19 6:30 pm (Wednesday)		
Board Meeting: August 25 7:00 pm (Tuesday)		
Low Impact Exercise Class: Tuesday 9:45 – 10:45 am		
Gentle Exercise Class: Tuesday 11:00 – 11:45 am		
Strengthen & Stretch Exercise Class: Thursday 9:45 am – 10:35 am		
Yoga – Thursday 5:00 pm		
November 7, Saturday	Annual Meeting – Griffin Fire Dept	10:00 am
Note: This is tentative due to the virus situation		

DUE TO THE VIRUS EVENTS SCHEDULED HAVE BEEN CANCELED. THIS INCLUDES THE COMMUNITY GARAGE SALE & CRAFT FAIR. PLEASE CHECK OUR WEBSITE www.carlyonbeachhoa.com & READER BOARD FOR UPDATES.



FIGHT THE NIGHT WITH LIGHT

LIGHT THE NIGHT IN HONOR OF CANCER SURVIVORS, FIGHTERS AND THOSE WE HAVE LOST

AUGUST 15 AT 10:00 PM

THE LUMINARY BAGS WILL BE LIT AND PLACED IN THE PARKING LOT AT THE CLUB HOUSE
BAG PIPES WILL BE PLAYING AMAZING GRACE AND YOU CAN DRIVE BY TO SEE THE
LIGHTED BAGS IN HONOR OF YOUR LOVED ONE

FOR THE LUMINARY BAGS OR INFORMATION CONTACT DIANNE BRADFORD AT 360-751-4160

Respectfully Submitted by: Bill Allen, Architecture Chair

“Your board and the office staff just completed a very educational tour of the CBHA septic facility and were encouraged by what we found! While our system is not state of the art, it is modern enough to satisfy the ecology minded, the state authorities, and future capacity needs. Residents today have mostly tank systems pumped out by periodic truck visits. It is an affordable solution and one that our current systems can support. Our biggest strength is having a consulting knowledge base that is effective and proactive, as well as an excellent lab to ensure our effluent is not contaminated or compromised. Thanks to Brian Gibson, our consultant, for the tour as well as his confidence inspiring review of all the “systems”.

It is also nice to see that we have in house staff that are up to speed on how to manage the system and respond to an emergency. We could improve what we have, (our systems are “seventies” technology” to be sure, but the main priority is ensuring our septic system and processes are effective and safe. Further, we have excellent capacity control at this time. We additionally covered how to detect and respond to any foreign contamination to our system. No, bleach does not help the system. Yes, an RV holding tank can empty to the tank being pumped, as long as you don’t add anything. Yes, we can tell if the system has been affected by intervention or drug dumping. Yes, we could save cost by having lines picking up our effluent as opposed to using pumper trucks, but no, it is not cost effective to do so and incur that up-front expense at this time.”

PARK UPDATE FROM JEREMY MADDEN, PARKS & RECREATION TRUSTEE

We had quite a response to last month's newsletter regarding nonmembers using the park, and unwanted activities taking place in the park and parking lot, with a large majority calling for change. Ideas offered ranged from locking the gates, to more security, to gating the entire community, so we are continuing the discussion.

While all options are still on the table, hang tags or window stickers are gaining traction as a starting point that could be quickly and cheaply enacted. Because nonmembers likely aren't walking here, the hope is if we can keep them from parking in the lot, we can curb unauthorized use of the park and other unwanted activities.

We would likely need revised signage and a mechanism for enforcement outside of business hours.

While we would like to be able to welcome all who wish to use our facilities, we are being overwhelmed and it is no longer possible or practical, especially in the era of covid. With only 42 parking spaces in the lot, and nearly 600 lots in the community, we barely have space to accommodate our members.

Thank you to Lisa Krupp for putting the hanging flower baskets & planters together for the club house. The Events Group pays for the flowers and Lisa always does such a great job buying the flowers & putting them together.



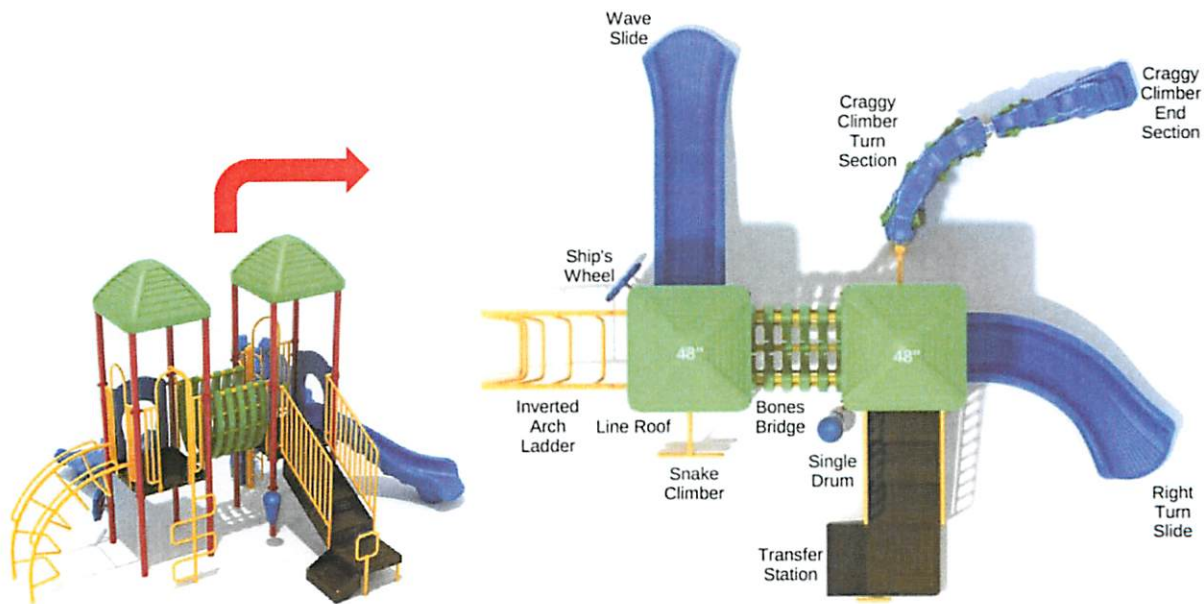
Boaters News From Sandi Allen

Boating season is here, full of family, friends, and fun, and most is going well! Remember to not park where the NO PARKING signs are and keep the launch gate locked.

Down at the docks, I would ask all homeowners to make sure any visiting friends use the Community Dock on the EAST side. The west side of the community dock is part of the marina and boats tied up there can impede egress and ingress of those boaters paying for moorage. It is not for visitors. If we all work together to do the right thing, we can enjoy summer activities without stress!

New Play Equipment at The Waterfront Park!

The small backyard play equipment in the park gave us many good years, but it was aging and was no longer safe. It has been replaced with a commercial playground set that should serve our families well for some time to come. Here it is, along with the bird's eye view with labels. The caution tape will come down once the pea gravel is in place, so keep watching!



A word or two from your Water Wastewater Trustee Patricia Olive...

One thing I hope to do is keep information flowing about all the work that is being done on our water and wastewater systems.

WATER – Maintenance Lead John said that most residents now have meter setters installed at their existing water service lines creating a closed system. Something to keep in mind is that an expansion tank is required if a plumbing system is closed. This means the backflow, which normally runs between the house and the main water supply, is blocked. However, when water is heated, it expands, causing a rise in water pressure. The increased pressure must dissipate. If there is nowhere for the pressure to go, it places undue stress and strain on your water heater and your home’s plumbing system. Increased pressure will shorten the life of your water heater. However, expansion tanks provide relief from this excess water pressure and, therefore, Olympia’s inspectors do tend to enforce their installation. If you have a newer water heater you probably already have an expansion tank. Check and see if you have a small tank above and near your water heater. If you do you are most likely all set. If you do not currently have an expansion tank one could be added to your current water heater as an added measure of protection. You will most likely get one when you replace your water heater in the future.

This is a picture of my water heater with the blue expansion tank.



WASTEWATER - As Bill mentioned, a number of Board members and staff took a tour of the waste water plant and lab. The information Brian shared was very informative. The system is old, but hanging in there. Some of the systems operations are outdated but have been grandfathered in by the State. We will be looking at all the systems carefully to see what improvements make the most sense for both safety, compliance, and for budgeting purposes. More to come.