



Carlyon Beach Community News March 2021



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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: March 16 6:00 pm (Tuesday)
Board Meeting: March 23 6:00 pm (Tuesday)
Board Meetings via Zoom until further notice
Zoom Instructions on website home page under Quick Links – How To's If you do not have computer access contact office for Zoom instructions.
Quick Log in: https://zoom.us/j/5277677067 or call 253-215-8782, 527 767 7067 #

DUE TO THE VIRUS EVENTS SCHEDULED HAVE BEEN CANCELED.
PLEASE CHECK OUR WEBSITE www.carlyonbeachhoa.com & READER BOARD FOR UPDATES.
CBHA IS FOLLOWING THE GOVERNOR'S PROCLAMATION

IMPORTANT DATES TO REMEMBER

March 4, 2021 is the last day to submit proposed By-Law changes.
April 1, 2021 is the last day to submit applications for a Board of Trustee position
(3 positions open).

Both By-Law proposed change forms & board applications are available at the office
June 4, 2021 is the last day you can pay any back owed assessments or fees. You must be current with your payments to be eligible to vote at the Annual Meeting. If you have questions regarding your account, please contact Pam Callea, bookkeeper, at 360-866-0717.

Annual Meeting June 12, 2021 Griffin Fire Dept at 10:00 am.



If you have any cookware that is still in good condition & silverware especially forks the clubhouse could use them.

New Board Member

Stan Harris has joined the board to fill our open position. Please welcome him when you have a chance to meet him in the coming months!

“The times are a – changin”

Having been one of your trustees for the last year or so, I’ve come to respect and appreciate the hard work our maintenance people and staff undertake every day. Carlyon Beach is a great community, and like a small city, it does not run itself. I’m writing this to enlist your understanding and support of the costs of the services that are part of CBHA.

CBHA is not what it was even a few years ago. We have more full-time residents, more permanent structures being built and rented, and all that puts more pressure on our infrastructure. This is no longer a seasonal camping community! Despite that, CBHA has remained the most affordable community I’ve seen in my adult life. But times must change.

Your board of trustees is very mindful of operating costs but we cannot operate with the same mind-set we are accustomed to. We need to be more forward thinking in planning our future needs and major expense items. Reaction mode suggests we are in a defensive position, and that needs to change. Funding our future suggests strategic thinking and this concerns everything from septic pump rates to park maintenance, the water system to maintenance equipment, our beach and marina area, and snow removal. Bottom line: It will cost a little more to live here as we move forward. We are not trying to become a boutique club; far from it. But the necessary and essential services you depend on cannot deteriorate into a “deferred maintenance” state. We would be remiss if we allowed that to happen.

On another note: The more YOU are involved the more you will understand the total picture. Covid has drawn many of us into a shell! Spring is coming and with that an opportunity to experience and be part of what makes this great community what it is. Every month we have a workshop meeting and a more formal board meeting. These are open to all residents, and notifications are posted on the bulletin boards. As Covid runs its course our events committee will emerge from lockdown and do some fun things. You can be part of that.

Your board of trustees is, among many things, charged with protecting the welfare and assets of Carlyon Beach. But everyone is a stakeholder! If you see something wrong, say it. If there is unlawful behavior taking place, report it and take a picture. If the board can do a better job, let us know how. Finally, if you have a few minutes, volunteer! This community will be as good as you help make it!

Respectfully,

William Allen
CBHA Trustee



Increasing Rat Population In CBHA – Please refrain from putting food outside

Members are reporting more rat issues. Some live near people feeding deer and the correlation between scattering food outside and increased rats is a known issue. Also, feeding deer is frowned upon by Washington's Department of Fish and Wildlife for the dietary issues it introduces into the deer population. See WDFW statement here:

<https://wdfw.wa.gov/species-habitats/living/wildlife-feeding>

If you feed your pets outside, please pick up their bowl as soon as they finish eating. Do not leave pet food outside, as it will attract rodents.

Make a DIY rodent poison (recipe following) and set on jar lids or small plastic bowls near anywhere you see rat droppings.

1. DIY rodent "poison" recipe: mix 1-part baking soda with 2 parts peanut butter to use as a spread (or use 3 parts soda to 1-part peanut butter and roll into balls). The baking soda mixes with the acid in the rats' stomachs and causes a buildup of carbon dioxide, which eventually kills the rat (they can't pass gas).
2. Then there's the "better mouse trap". You take a metal rod, run it through holes drilled in the center of both lids of an emptied tin soup can so they can become a spinning drum. Fasten both ends of the rod to the top of a plastic bucket via drilled holes. Coat the can with the 1-part baking soda and 2 parts peanut butter mixture. Fill the bucket with water and a shot of liquid soap (to break the surface tension and thus facilitate quicker, more humane drowning). Rats and mice jump onto the can, and it spins them into the water. Make sure the bucket is only halfway full of water so the rats can't climb out. If you don't catch a bucket of rats, they will eventually die from the DIY poison!

Lessons From The Snow Event

A Shout Out to **Seth & Harry** for all their hard work with the backhoe to clear a path on the streets! Unfortunately, they couldn't get to all areas. Lookout Dr was especially cut off, with the hills up to Lookout being dangerous and slick. A pair of plows were hired for \$500 an hour. There is no negotiating during a rare snow event in Western Washington. People were able to get to work on Monday morning because of the plowing, but it also should start a conversation in CBHA.

Does the community value having hired snow plows? Should we budget for this going forward? We ask because historically CBHA has not plowed. Just like other cities near us, main roads only were cleared. That means Steamboat Island Road. In the last few years volunteers have graciously stepped up to help, and now there are those that think that is their due, without a thought to the cost. CBHA needs a snow plan. One that fits our budget. One determined by a majority, not a minority.

We also want to give a shout out to our pump truck drivers, **Randy & Skyler**. Skyler jumped in on his days off when Randy couldn't get here, and did what he could do safely in the snow. And when Randy returned, they both worked very long days to catch up all pumps quickly. We owe them our gratitude for a job well done!

Septic Pumping Challenges

It's hard to believe that just a week after our "snowmageddon" I'm thinking about spring. The pump truck drivers worked very hard to keep up, despite the snow. A big shout out to them for all their hard work.

The snow is gone and now it is time to think about all the new growth that will be happening in our yards. In order to help our pump truck drivers, I am asking all of you to take a look at the foliage that may be growing around your pump out connection. If the foliage growth is encroaching on the pipe would you please cut it back so the driver has easy access. They do have to get in there to hook up their hoses. Our R & R's ask that you "have an easily accessible pump out connection free of vegetation and obstacles." We hope that you can take a look soon and trim that area up.

Pump out rate to increase on April 1, 2021

At the February 23, 2021 Board Meeting a motion was passed to increase the pump out rate by \$3 to a total of \$27 per pump out. The pump out rate has not been increased since January 1, 2018. The Sewer Fund is currently running in the red. Some causes for this deficit can be attributed to an increase in wages and benefits, repair and maintenance of our two pump trucks, and an increase to the number of homes in our community which adds to the total number of pump outs required.

Here are some things the pump out charges cover:

1. 2 pump truck drivers. Each holds a Commercial Driver's License (CDL).
2. Diesel fuel, maintenance and repair for 2 pump trucks. One truck is a 2006 and the other is a 2019. Just replacing the tires on one truck costs almost \$4000!
3. We contract with Futureclear Environmental Services, Inc. to run all aspects of the Wastewater Treatment Plant (WWTP) in order to meet the requirements set by the Department of Ecology. The great work done by Brian Gibson has earned us a "Wastewater Treatment Plant Outstanding Award" for five consecutive years.
4. Member Services and Bookkeeping send out billing, receive and process payments.

I was asked this question more than once this past month. What is the Right-of-Way?

It's bigger than you think. The Right-of-Way is 40 feet wide. It is the area from the property line on one side of the street to the property line on the other side of the street. Our streets are approximately 20 feet wide. The streets do not go exactly down the middle of the Right-of-Way. So, we consider approximately 8 to 10 feet from the edge of the road toward your home as part of the Right-of-Way. This area is maintained by CBHA. We ask that you keep your foliage from growing into this area. Also, there should be no parking in that area.

Patricia Olive, CBHA Trustee
Water and Waste Water Trustee