

Happy
Thanksgiving



Carlyon Beach Community News November 2021

2719 Island Drive NW, Olympia WA 98502

Phone 360-866-0717 Fax: 360-866-4520

Website: <https://carlyonbeachhoa.com>

E-Mails: memberservices@carlyonbeachhoa.com or
accounting@carlyonbeachhoa.com

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

The Office will be closed November 25 & 26 for Thanksgiving Holiday

2021 COMMUNITY EVENTS	
Board Workshop: November 9 6:00 pm (Tuesday)	
Board Meeting: November 16 6:00 pm (Tuesday)	
November 1 - December 9	Food Drive
November 6, Saturday	Holiday Craft Fair 9 am – 3 pm @ the Clubhouse
November 10, Wednesday	Medicare Presentation 3 pm – 4:30 pm @ the Clubhouse
December 1, Wednesday	Events Group Meeting 12:30 @ the Clubhouse

CBHA EVENTS GROUP – EVENT PLANNING MEETING & WANTING NEW VOLUNTEERS

The Events Group will be meeting December 1st at 12:30 pm at the clubhouse to plan for our upcoming community social calendar/events. It is a great way to meet other community members & to be part of keeping your community a fun and enjoyable place to live and be part of. This is open to all community members to attend. The meetings are usually every 3 months lasting 1 to 1-1/2 hours or sign up on our call list to help with our events. We are always looking for new ideas & events for our community & need more involvement from you to keep them going. All the proceeds we make goes right back to benefit our community. If you have any questions about the events group, please Sharon Harris 360-866-1594 or send an email to memberservices@carlyonbeachhoa.com and they will forward your information. Bring your ideas on what you would like to see as an event or be part of!!!!

ANNUAL FOOD DRIVE

Our annual food drive has kicked off! If you can contribute to help those in need. Bring your donations to the clubhouse during open hours of operation. The items collected will be given to St. Christopher Church on Steamboat Island Rd. All donations go to those in need here on Steamboat Peninsula. Remember that not only non-perishable food items are needed but other items needed such as toiletries, pet food, diapers, laundry detergent, etc.



Our Annual Food Drive Will End December 9 The Events Group

MEDICARE PRESENTATION WEDNESDAY - NOVEMBER 10 – 3:00 – 4:30 PM

Brian Johnson, LUTCF with Johnson Medicare Solutions will be presenting a very informative meeting regarding Medicare planning. Brian has been a licensed insurance agent in Olympia since 2005 (starting with New York Life, he created Johnson Financial Strategies & added Medicare planning to his business to help his existing clients which is now a main part of his business. This entails focusing on Medicare planning year around, with a team of experienced professionals, backed by the highest rated, most stable companies in the industry. Annual enrollment for Medicare is October 15 thru December 7th, this is when the companies announce the changes for next year & you have the option to change plans.

Will explain plan options. Why would you want a PPO instead of an HMO? He will talk about the TV commercials you see; Joe Namath has confused everyone!! Answer your questions & update you with the changes taking effect. Lite snacks & beverages will be served.

Disclaimer: CBHA is not endorsing this presenter or verifying that the information is accurate.

Did you know....?

Our neighborhood is governed by three documents, the **Covenants, Bylaws, and Rules and Regulations**. These documents are on the CBHA website under CBHA Docs. All of these documents can be amended but each in a different way.

The **Covenants** is the shortest of the documents, only 12 items. The rule that forbids chickens is in the Covenants. People frequently ask how we can change that to allow chickens. To change a covenant requires 65% of the eligible members to vote affirmatively. In our elections, only about 20% of eligible members vote, so it would be difficult to get enough members to vote to change a covenant, but not impossible.

The **Rules and Regulations** includes all the day to day rules about the neighborhood, including property maintenance requirements, permitting, vehicles, RVs, etc. This document is modified annually by the Board of Trustees with community input. The membership does not vote on these changes.

The **Bylaws** are the governing documents that establish, for example, how we elect trustees, how the finances are managed, the assessments, how membership is determined. This document is modified annually by a vote of the eligible members at the annual meeting in June or by absentee ballot. Members can submit suggested Bylaw changes to the Board for inclusion on the ballot. Information on when and how to do that will come out by March.



Water/Wastewater update for November 2021

Both wells are working at 100% efficiency. Now that we are in the rainy season, there is less lawn and garden watering. This is a big help on water usage. We still ask that you conserve water for the sake of the environment. Thanks for your help.

Water Connections

One water hookup remains under our current allotment as issued by the Department of Health. Once that hookup has been assigned and paid for, we are unable to grant any further water hookups until our water capacity study has been completed and the State authorizes additional hookups. At this time, I do not have an indication how long the water capacity study will take to complete. As soon as there is any news, I will be sharing it with the community via a Board Meeting as well as in the Newsletter.

GOOD NEWS for the wastewater treatment plant!

Brian Gibson has signed a 4-year contract to continue on as our WWTP Operator. Brian has maintained the highest standards possible with our aging plant. He stays on top of the most current technology and has been working with the Board to present different upgrades to our system that could help keep us in compliance with the Washington State Department of Ecology. It is good to know that a major part of CBHA infrastructure is in good hands.

Please be alert when the pump truck is in your area!!

Recently a car ran over the 6" pump out hose while one of our drivers was pumping out a septic tank. Fortunately, there does not appear to be any damage to the hose. Please keep in mind that this 6" hose has human waste going through it. If the hose were to be broken and leak it could cause a situation where the County or State would have to be called to evaluate cleanup procedures.

Patricia Olive, CBHA Vice-President & Water/Wastewater Trustee

Community Reminders – Bill Allen, Treasurer/Architecture Trustee

We just completed our monthly board meeting last night (October 26) fall and winter are here! We wanted to relay a few thoughts to all of you with the winter season and rain bearing down!

1. Trees are going to be an issue with the wind and rain. As a property owner it's your responsibility to take care of and mitigate the impact that trees have on you and your neighbors.
2. If you need to protect a roof from falling branches (or worse) there are many resources available to take care of tree cutting and pruning. The Carlyon beach office has listings of several contractors that can provide services to take care of this.
3. Try to work with a neighbor to work with a tree that might affect both of your properties.
4. Homeowners insurance may take care of some damage, (check your policy), but generally the person on whose property a tree exists has responsibility to take care of that tree's impact to a neighbor, should branches or limbs fall.

The board has been working on updating some of the rules especially those pertaining to yard maintenance. We are not trying to gentrify the neighborhood. We ARE trying to encourage several properties that have been clearly neglected to 'clean up the act'. This is in the best interest of the community overall. With winter weather and more water runoff it is also critical that you not block or fill in any of the bio-swales. Please Keep them open and clear.

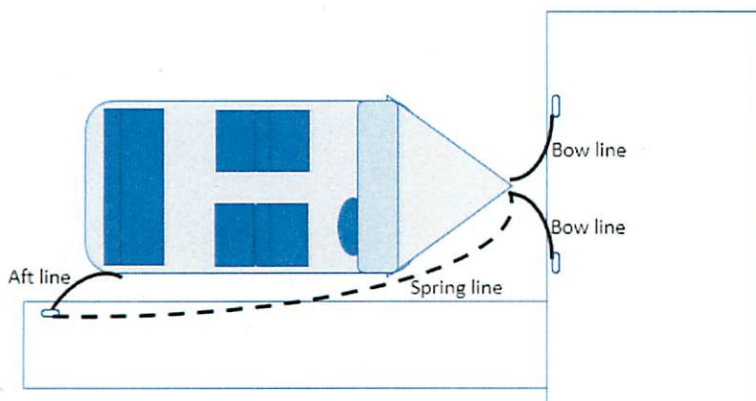
Finally, we have been discussing the wanigan building, which is in dire need of renovation/repair. That is part of the reason we closed it off. The current plan is to strengthen the supports to make it safe and enlist the county's blessing to support our efforts. This will be a temporary fix, hopefully hold for a few years, and allow the community to determine "highest and best use" for that area and structure in the years ahead.

More Marina Upgrades Coming & Winter Boating Care!

There will be more dock replacement happening in our Marina, scheduled to begin **November 29**. It should all be completed by **December 15** if the weather cooperates. We are again using Float Services Northwest from Bremerton. The new docks are built off-site and will begin arriving in the launch area on the 29th, so be prepared for disruptions launching a boat during this work window. You may not be able to even get to the launch during this time, so plan accordingly.

And I post this every year, to try to prevent any boats sinking during the winter storms: Winter is coming and our marina is emptying out as most of the boats spend winter on a trailer, safe from winter storms. **For those of you that leave your boat in year-round, it's time to prepare for winter's worst.** Let's start with those lines holding your boat to the dock. This is a good time to check your lines for fraying or other signs of weakness. Strong lines protect your investment. A little play in the lines is good, but it's important to ensure the boat can't hit the dock.

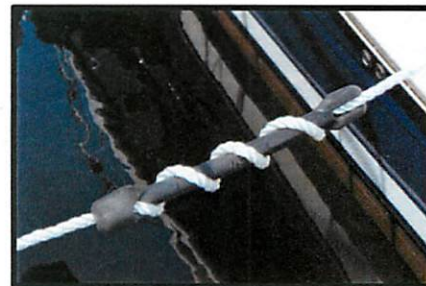
A single spring line makes a boat much more secure so it's highly recommended.



A spring line basically stops your boat from moving further forward or further aft, so they run at a shallow angle from the boat to the dock. It is a line taken from either your stern cleat tied off to a dock cleat in front of your boat or from a cleat near the bow of your boat tied off to a dock cleat behind your boat. This assures your boat cannot be pushed into the dock.

Dock Line Snubbers, also called Mooring Snubbers, act as a absorber on your lines to prevent breakage. These can be very rough water mooring and are highly recommended. Also, make scuppers are not blocked so the deck has some way to drain rainwater other than into your bilge.

Please check on your boat frequently during the winter to its condition, and good cruising weather will be here again you know it!



shock
useful for
sure your
that

monitor
before