

# Carlyon Beach HOA | December 2024 Community News

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## Upcoming Events

There's so much going on, we've outgrown our calendar space. Check out the new Calendar pages!

CBHA Trivia  
(Answers on page 2)

Q1: How much can a male Stellar sea lion weigh?

- A: 800 lbs
- B: 1200 lbs
- C: 400 lbs
- D: 2500 lbs

Q2: What are the two most popular names for Santa Klaus? (Pick 2)

- A: The old man in the suit
- B: Kris Kringle
- C: Saint Nick
- D: The bearded wonder

## Holiday Word Search

O C K Q B Q J J Y Z  
C W R I Q T O O F N  
C T S A Z I L Y R F  
G H V V C U L F E D  
L F E S C K Y U E B  
I R O E M F L L Z R  
T O A N R N J E I I  
T S S A T F B I N G  
E T Z S Q C U W G H  
R Y A D H S S L B T

Cheerful      Freezing      Crackle      Jolly  
Bright      Joyful      Glitter  
Frosty

## From the Board...

Happy Holidays and Merry Christmas! It's been another busy month at CBHA. As the weather changes, we have been focusing on preparing the community for rain, wind, and the cold. The Carlyon Crew has been testing the de-icer and ensuring our vehicles are ready for inclement weather by checking that our chains are ready-to-go and our electrical plug-ins for our engine blocks are operating. Dangerous trees that posed a possible fall threat on Lookout and at the entrance to the community at Westwind and Steamboat Island Road have also been limbed or removed.

The Carlyon Crew is also continuing maintenance on bioswales to ensure water is flowing and are operating as intended. Check out the "What is a bioswale, anyways?" article to learn more.

As you strolled through our beloved peninsula this last month you may have noticed a few new developments. Last month the fence at the main gate off Steamboat Island Drive and Island Drive was taken out during a car accident. Caring community members were immediately on scene and called 911. Luckily there were no injuries, except our fence and some damage to the wall. We are working on repairs and navigating the process of insurance claims and work bids. You should see this repaired this month. Thank you for your patience.

Another development is the arrival of a sea lion colony. We like to think a healthy salmon run has brought them our way. They are using our dock as a second home causing concern for the Marina maintenance. We are exploring Fish and Wildlife approved deter methods to help our newfound friends move on to their next home as well as taking routine inspection of our docks to detect and mitigate any damage as it comes up. Please keep in mind that Sea Lions and Seals are protected animals and should not be approached.

There's a lot of great work on-going here in the community. We can't thank the volunteers enough who donate time and expertise. This month, we completed three regulatory reviews that resulted in proposed updates to our rules and regulations that will bring us into alignment with regulatory requirements. The reviews included the Architecture Committee, Thurston County Building regulations, Marina requirements to comply with the Department of Natural Resources lease, and accounting practices to comply with Washington State HOA requirements. Thank you to everyone who supported these deep dives and are helping to keep Carlyon Beach compliant!

Speaking of rules and regulations, we had a great turnout for the Rules and Regulations review on November 13<sup>th</sup>. The board has taken the responsibility of representing the community's best interest very seriously and your insights during that meeting was very valuable. As of this writing (Nov 21), the board has not yet voted on the final rule updates but is planning to do so at the next board meeting. The adopted rules will be posted and available in the CBHA office Dec. 1st. The new rules will become effective Jan. 1, 2025.

Happy Holidays and Merry Christmas,  
The CBHA Board of Trustees

## 🔔 Reminders 🔔

**Avoid Parking in Bioswales. Keep Bioswales clear!** Please be mindful to not park on bioswales. Parking on bioswales results in bioswale damage that impacts their ability to properly filter rain and runoff. If the catchment to your bioswale is blocked by leaves or debris, please feel free to remove that loose material to ensure that water continues to flow.

**Insulate Hose Bibs and Exposed Water Lines.** It's that time of year, please insulate your hose bibs and any exposed water lines to reduce possible frozen or burst pipes in the cold weather.

**Do you mail in your HOA Dues Check? Take note of the new PO Box!** From the top of your Vantage bill: "Soon we will be transitioning to a new lock box (payment processing center), located in Seattle, WA. Please pay close attention to all correspondence you receive from our office as the new lockbox address to mail your HOA payments will soon be provided. This is very important, especially if you have an automatic bill pay set up with your bank as you will need to update the mailing address to ensure your payments are received by the correct lockbox and posted to your account. If you should have any questions, please e-mail our accounting department at [accounting@vantagecommunities.net](mailto:accounting@vantagecommunities.net)."

**Dog Etiquette:** Please be sure to always keep dogs on leash. Loose dogs can easily become a danger to those walking or driving by or become spooked by a deer. Please also remember to pick up your dog's business. The community provides poop bags at several convenient locations to help ensure our community stays dog poop free! Thank you for your help!

### Football Sundays at the Clubhouse

The clubhouse will be open and the TV set up to watch our Seahawks for a few weekends this winter. All are welcome to come by (it's BYOB – bring your own beverage) and a nibble to share. Mark your calendar for the following Sundays!



- Sunday, December 15<sup>th</sup> – Seahawks vs. Packers (5:00)
- Sunday, January 19<sup>th</sup>
- Sunday, January 26<sup>th</sup>
- Sunday, February 9<sup>th</sup>- SUPER BOWL

### Halloween and Craft/Bake Fair Update!

What a festive time! Thank you for everyone who participated in the Halloween costume and decoration contest. We saw some great costumes down at the club house, despite the rain. And our trick or treat map was a hit!

Another year of Craft and Bake Fair is in the books! Thank you to the volunteers who make the event possible for all the support throughout the event. We have some very impressive artisans and bakers in the community!

### Carlyon Beach Merch



Our dedicated community events group is selling t-shirts, sweatshirts, and the new Carlyon Beach Cookbook this fall!

In addition to adult unisex sizing, t-shirts are now available in child sizes medium and large.

T-shirts \$25 each  
Sweatshirts \$35 each

Cookbooks \$15 each



Proceeds from merchandise sales funds the different activities and parks equipment provided for the community.

Buy your Carlyon Beach merch at any of our upcoming events, at the office or reach out directly to Marcia Rugg (206-200-5536) for more information.

### Washington State Homeowner Assistance Fund

For those who would benefit from HOA dues payment assistance, the Washington State Homeowner Assistance Fund may be for you. Learn more here: <https://washingtonhaf.org/>

## Join us for No Fee Exercise Class

On Tuesdays and Thursdays, Lisa Krupp, a certified group fitness instructor, leads free exercise groups. The 10:00 group meets at the Wanigan until the weather turns too cold and then at the clubhouse. The one-hour session includes some cardio, but mostly focuses on strength training with weights and resistance bands and other fun stuff. There is a seated exercise group at 11:15 in the clubhouse. This 45-minute session is designed for less mobile people or people who just want a slower paced exercise experience. This group still incorporates strength training and some cardio and stretching. There is fun music and great camaraderie in both groups. You are welcome to join us. You don't need to bring anything except perhaps water. Equipment is provided.



## Stay connected! Sign up for e-mails and text messaging.



**E-mails:** (Scan the QR code to the left)

CBHA sends e-mails for a number of non-emergency reasons. Announcements, board meeting agendas, and important updates about community spaces are all shared via e-mail.



**Text Messages:** (Scan the QR code to the right)

CBHA sends text messages for critical community updates. Is there a water shut off? How about paving? Last minute safety alert? Get these updates straight to your phone.

## Committee Round Up

Our committees are the heart of our community. The most direct way to impact and support our community is through committee involvement. Here's an update on all the work our committees have done this last month.

### Events Committee

Come to the meeting or call with ideas for events for our community. You do not need to be a member of the Events Committee to volunteer for one event or many – we need you! Call Colleen at 206-755-9367.

All new members and tenants from 2023 and 2024, watch for volunteers to bring you a Welcome to Carlyon Beach packet and small gift.

- **Dec 14<sup>th</sup> 6:30 PM, Carlyon Beach Annual Santa Christmas Party:** We are presently planning our annual Santa Christmas Party. Santa Clause may not be able to make it, but he did confirm Mrs. Clause will be there and he'll do his best to make it too! We'll also have our Griffin Fire Department here too. We will have hot coffee, tea and hot chocolate along with treats to enjoy. There will be ornaments to make for our kids Christmas tree. Be sure you put your name on yours and remember to look for your ornaments from years past on your tree. Hope to see you there! Sharon Harris, Claudia Aufang and the Carlyon Beach Events Group

### Water Committee

- ✓ The committee is now meeting the 2nd Thursday of each month @ 12:00. The next meeting is Dec.12th at 12:00 PM
- ✓ The Source Approval Proposal is next in the Queue at DOH
- ✓ We received the WSP review on Nov. 19<sup>th</sup>. We will be working with NWS to draft a response.
- ✓ The water operator transition with Future Clear Environmental Services is going well. We have the use of the water operator 4 hrs / day, 5 days a week. His hours are entered into a daily log.
- ✓ We are creating a map and spreadsheet of the valves, blow offs, and meters.
- ✓ A new heating system has been installed in the WWTP to regulate optimal temperature in the lab.
- ✓ We are looking into hiring an engineer to look at making improvements in our capacity and efficiency at the WWTP.

### Parks Committee

The Swing Set is fixed! Thanks to the Carlyon Crew for repairing our beloved swing set at the waterfront park. Please feel free to enjoy it again.

### Marina Committee

This month was busy at the Marina! Most of the work completed this month was done indoors, and boy did we miss working outside! A regulatory review of the CBHA commitments under the DNR Lease (which is officially filed with the County – YAY!) was completed. We are reviewing our annual leases to update language to ensure clarity of the annual boater expectations. We are also exploring lighting updates to meet a deadline with the DNR for safe and environmentally friendly lighting. Additional capital improvements have been flagged to be prioritized within the long-term

## Architecture Committee

Thank you to Colleen who led our regulatory review and supported the committee's proposed updates to the rules and regulations. The committee will have more guidance to share after the rules are formally adopted.

(Marina Committee cont.) strategic plan. These updates are mandated by the DNR lease over the next 12 years.

Hope to see you at a committee meeting!

## Wildlife Guidance Contributed by community member – Kate Gerdnt

CBHOA has reports of concerning wildlife interactions. Learning about and practicing best management strategies will help promote healthy wildlife populations while also protecting human health and well-being. Become educated on how to cohabitate sustainably with other creatures by reading the guidance on issues affecting our community.

### FEEDING OF WILDLIFE

Support the beloved critters who share our neighborhood by protecting them, us, our loved ones, and our pets (one of our neighbor's elderly dog was attacked and gravely injured by a deer a few years ago). DO NOT FEED OR BAIT DEER. INCLUDING SALT LICKS.

Resources from Washington Department of Fish and Wildlife:

- <https://wdfw.wa.gov/species-habitats/living/wildlife-feeding>
- [https://wdfw.wa.gov/sites/default/files/2021-09/deer\\_feeding\\_brochure\\_final\\_0.pdf](https://wdfw.wa.gov/sites/default/files/2021-09/deer_feeding_brochure_final_0.pdf)

### SPREADING AVIAN DISEASES

Help protect against and stop the spread avian diseases and bird flu. Regular cleaning of feeders and bird baths is important in keeping birds healthy.

Resources from Washington Department of Fish and Wildlife:

- <https://wdfw.wa.gov/species-habitats/living/habitat-at-home/songbird-habitats#songbird-feeder>

Landscaping with native plants:

- <https://www.wnps.org/native-gardening/wildlife>

### HUMMINGBIRDS

Hummingbird feeders can attract pests, predators, and cause fatal competition amongst the birds. Learn more about hummingbird habitat through the following resources:

- [https://www.birdsandblooms.com/birding/attracting-hummingbirds/are-hummingbirds-territorial/?srsltid=AfmBOoq9AFJX6\\_TmTy8jfV2bG1dolloqZrmBHcCc8uGbf62FwVn29FgN](https://www.birdsandblooms.com/birding/attracting-hummingbirds/are-hummingbirds-territorial/?srsltid=AfmBOoq9AFJX6_TmTy8jfV2bG1dolloqZrmBHcCc8uGbf62FwVn29FgN)
- <https://www.allaboutbirds.org/news/why-do-hummingbirds-fight-so-much/#:~:text=Overall%2C%20you'll%20feed%20far,Il%20be%20much%20happier%2C%20too.>
- <https://www.wildliferescue.ca/2020/09/18/the-ultimate-quick-guide-to-hummingbird-feeders/>
- <https://theforestguild.com/top-10-native-plants-for-attracting-hummingbirds-in-the-pacific-northwest/>

### COYOTES

Coyotes are present in the community. Do not leave tiny children and pets (cats, dogs, cockatoos, etc.) outside unattended.

Resources from Washington Department of Fish and Wildlife:

- <https://wdfw.wa.gov/species-habitats/species/canis-latrans>

## What is Bioswale Anyways?

As you stroll through the neighborhood you will notice the vegetation filled ditches that line our streets. These ditches are actually 'bioswales' and are designed to reduce the flow of polluted surface water into our storm water system. Wikipedia defines bioswales as, "channels designed to concentrate and convey stormwater runoff while removing debris and pollution. Bioswales can also be beneficial in recharging groundwater. They consist of a swale drainage course with gently sloped sides."

So, are these bioswales just glorified ditches? Our bioswales are more than ditches. They are an important component of how Carlyon Beach contributes to limiting excess surface water flow from impervious surfaces (such as your paved driveway) and reduces pollutants that flow into our waste water and ultimately the Sound just feet away.

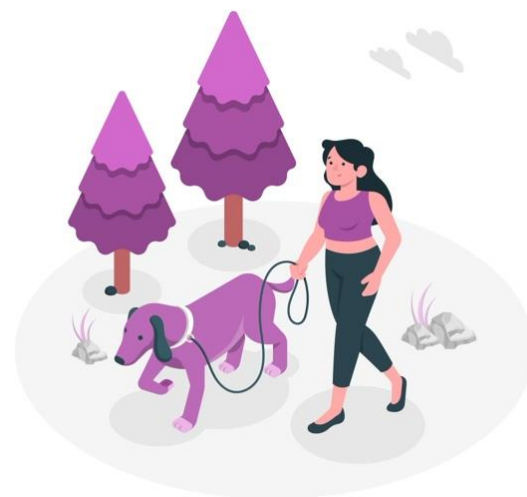
Every year the Carlyon Beach Crew spends hours maintaining our bioswales. To properly function, they cannot be overgrown nor under vegetated. The ideal length of bioswale vegetation is 4 inches. This winter the Carlyon Beach Crew has addressed several poorly draining bioswales and will continue to ensure proper drainage as we head into the wettest part of the year. You can help us maintain the integrity of our bioswales by avoiding parking in the bioswales, pulling all invasive weeds or plant species, and removing any tree debris or other items that could obstruct the water flow.

Interested in learning more about bioswales and stormwater management? Here are a few on-line references:

- American Homeowner's Association: <https://ahahome.org/what-exactly-is-a-bioswale/>
- Thurston County Stormwater Management: <https://www.thurstoncountywa.gov/departments/community-planning-and-economic-development-cped/community-planning/storm-management>

## Upcoming Changes to the Dog Park

On January 1, 2025, there will be a new lock installed at the dog park and an annual fee of \$20 will be implemented for maintenance of the dog park throughout the year. Additionally, a new application and waiver/release of liability form will need to be completed to obtain a key to the new lock. The new forms are necessary to update the records and email list of those using the dog park so we can notify users of any changes or necessary closures to the park. Forms will be available at the office on December 1, 2024. Once the forms are submitted and approved by the dog park committee, payment of the annual fee will be managed by the office. If you would like more information, please contact Lisa Krupp (360-259-7374) or Judy Vandervort (360-870-2597).



## Light Up for the Holidays!

Your homes all looked so great for Halloween, let's do it again! Light up your home this holiday season with Christmas lights or other decorations to welcome Rudolf to town.

There will be a sponsored prize for the most festive house.

### CALENDAR EVENT CANCELLATION – Meditation Monday


Please note that the monthly meditation class has been canceled due to lack of participation.



# December



## 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Meditation Monday - CANCELLED	3 Exercise 10 Seated Exercise 11:15	4 Koffee Klatch 12:30 pm	5 Exercise 10 Seated Exercise 11:15 Parks Cmte. 6 pm	6	7
8	9	10 Exercise 10 Seated Exercise 11:15 Events Cmte. 1pm Board Workshop 6 pm	11 Marina Cmte. 6 pm	12 Exercise 10 Seated Exercise 11:15 Water Cmte. 12 pm Parks Cmte. 6 pm	13	14 Santa Party 6:30 PM
15	16	17 Exercise 10 Seated Exercise 11:15 Board Mtng. 6 pm	18	19 Exercise 10 Seated Exercise 11:15	20	21
22	23	24 Christmas Eve	25 Christmas Day 	26	27	28
29	30	31				