

# Carlyon Beach HOA | November 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 many miles of space do white-tail and black-tail deer usually reside within?**

- A: ½ to 3 miles
- B: 80 miles
- C: 20 Miles
- D: 15 Miles

**Q2: True or False?**

The Pumpkin Spice Latte (PSL) was invented in April 2003 in the "Liquid Lab," a secure research and development space on the 7th floor of Starbucks headquarters in Seattle.



## From the Board...

Fall has officially arrived here at Carlyon Beach! As the leaves fall and the days get shorter, I hope you can take a moment to enjoy the special way the season settles into our little neighborhood. All the Halloween decorations looked wonderful!

Last month the board of trustees took a deep dive into two key areas: our current operating budget and our current water system plan (WSP). In 2023-2024 the board implemented general ledger codes (GL Codes) that have added visibility into how each budget area is allocated funds within our approved budget. The deep dive into each of these lines included our planned vs. year to date (YTD) actual spending. Highlights of this review were that we have been able to successfully mitigate capital spending through volunteer work. While not all jobs can or should be done by volunteers, when we can roll up our sleeves it not only builds our community, but we also decrease bottom line spending. Overall, we are well within the 2024-2025 estimated budget. We will continue to monitor spending and income monthly as well as keep in mind what the board will propose for our 2025-2026 budget. The water system plan is a document that our water committee, board of trustees, local water experts, and hired contractors built in 2023 to plan for the health and longevity of our water system plan for the next 10+ years. Check out the [Dollars and Sense](#) article this month for a deep dive into the water system plan.

This month we are looking forward to working through the rules and regulations change or update submissions. Thank you to all who have reached out with updates.

Also, this month, to ensure that our community is properly meeting HOA regulations for past due statement collections, our accounting company (Vantage) will be sending written past due letters. Our trustees will no longer make phone calls. This is not because we don't want to be accessible, but because consumer protection regulations require written communication regarding past due statements. CBHA has a large group of past due accounts. If you receive a past due letter, please coordinate with Vantage. We will continue to honor payment plans. Additionally, homeowners can explore support through the [Washington Homeowners Assistance Fund](#) for help paying HOA dues. If for any reason there's concern with account status that is not resolved with Vantage, please do not hesitate to reach out to the CBHA office.

As we count down the days to Thanksgiving, the board wishes you a relaxing holiday. This year when we asked ourselves what we are thankful for we realized how grateful we are for this community.

- Our Employees: We are grateful for our dedicated employees and the work they do each day to keep the community running.
- Our Volunteers: The depth of commitment and skills of our collective community is always so impressive. We couldn't do as much without your dedication.
- Our Peninsula: Carlyon Beach is such a beautiful place to live, and we are reminded with each sunrise, sunset, and even those fall storms!

# 🔔 Reminders 🔔



**Are your Auto-Payments Correct?** It's a good time to go into your auto-payment selections and ensure you're paying the full amount of your monthly statement. Auto-payment amounts do not adjust annually if the rates for services or dues change. As a result, we see a lot of underpayments that are compounding month over month. Please be sure you check your auto-payment selections.

**Food Drive Underway!** Our annual food drive ends on **November 13th**. Let's make our community proud by donating non-perishable food. Baby foods and necessities and pet food are needed too. Please bring your donations to the Clubhouse. St. Christophers Church (on Steamboat Island Road) distributes food to many people on our peninsula. It is a good feeling to lend a hand to those who are struggling. The food bank at St. Christophers Church is part of the Thurston County Food Bank and has always been thankful for our contributions. Many thanks for your donations! - Marv and Sharon Harris and the Carlyon Beach Events Committee Annual Food Drive.

## Memorial Garden Update

Thank you to everyone who has donated to making the Memorial Garden come back to life and be an asset to our community.

### Status Update Work Complete

- Vegetation clean-up, removal and excavation completed in all areas.
- Retaining wall block installed for flower beds and memory garden wall.
- Remaining stumps and roots in memory garden area drilled-out and treated with stump killer.
- Memory garden area covered with topsoil and smoothed out.
- Topsoil and soil amendment added to the flower beds.
- New (donated) plants and bark mulch added to the flower beds.
- Damaged Carlyon Beach main entrance sign salvaged and re-hung on the fence.
- Water box extension installed (for water meter and shut-off valve) in memory garden.
- New above-ground water lines and faucets installed for memory and community gardens & flower beds.
- One row of 12 new Oregon Grape (Mahonia Aquifolia) planted in memory garden.
- Memory garden wall plaque order forms and demonstration plaque completed.
- Memory garden ground cloth / weed barrier installation 90% complete.

### Work Remaining

- Complete memory garden ground cloth / weed barrier installation. Need more barrier fabric and staples – est. 100\$ budget impact (paid).
- Install 3 drip irrigation feeder lines in the memory garden area, and one (1) in the flower beds. a. We have enough main feeder line for the memory garden and the flower beds. b. To feed individual plants we will need faucet adapters, drip lines and fittings to plants – est. 75\$ budget impact.
- Install border rings on the 12 existing plants and a border on the east edge (~39 feet). approx. 125\$ budget impact.
- Complete memory garden medium bark installation (over ground cloth). 550\$ budget impact. When the remaining work is completed, members can donate plants for available locations. These will require border rings and new drip line feeders as needed.
- Estimated funds still needed to complete the above list are approximately \$350.
- We are now taking plaque orders for the wall. There is a sample in the clubhouse with order forms.



## Carlyon Beach Merch

Our dedicated community events group is still selling t-shirts, sweatshirts, and a 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.

## Rules and Regulations Review

We will be reviewing our rules and regulations throughout October and November with the intent to pass updates to the rules and regulations effective in January 2025. Thank you to all who submitted rule changes throughout October.

Proposed rule changes are now available on the website. Note, we have moved up our Rules and Regulation Open House to November 13<sup>th</sup> to accommodate board schedules. The board will be hearing public comments at that time. At the following board meeting we will hold a vote on the updated rules.

## 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/>

**Trivia Answers:**  
**Q1: A Q2: True**

## Dollars & Sense

### Funding our Water System Plan

You may hear or see the acronym “WSP” at board meetings or in this newsletter. When we are talking about our water system, the WSP is our “Water System Plan”. The WSP is a document that we are required to create every 10 years that ensures we are thinking through the issues, making decisions, and documenting decisions that pertain to the long-term health of our water system. Last year the 2023 CBHA board and the water committee created our newest WSP. While we are working through the plan with Washington State right now, we wanted to share with you the required long-term investments and funding needed to ensure the health of our water system.

The CBHA water system was installed over 50 years ago and did go through upgrades in 2000. Now, nearly 25 years later, we must prioritize adequate water supply, drinking water health, and necessary system maintenance. The great news is that our water source is plentiful, and the hydrology of our community provides us with high quality drinking water.

Now through 2050 there are 13 significant improvement projects planned to range from installing water meters to meet the state metering requirements to replacing blow off valves to upgrading the water line mains to 4” as required by regulations (and more!). These projects are funded through our Water Fund and the Capital Reserve. Our current WSP does not indicate the need for additional special assessment. However, we will need to continue to ensure adequate water funding.

Overall, in 2025 through 2032 we will see incremental increases in our water fees. Once metering is complete, a water service fee will be assessed. To ensure funding and the growth of a necessary water reserve fund, we will see an increase in water fees of between 10-20% depending on the year. While we are still working to determine the actual fee for next budget year, please know that Trustees and our local water experts are focusing on long term health while maintaining the low cost of living at Carlyon Beach. We will hold a town hall meeting to specifically dive into the WSP this spring when we develop and propose the 2025-2026 budget.

## The Carlyon Beach Crew

### The employees that keep our community safe and clean!

This crew keeps our streets clean, tanks pumped, and parks in good working order. Thanks to a kind personal donation, the crew is now ready to work throughout the fall and winter with new high-visibility rain gear. Please be sure to slow down when driving near our crew at work. If you see this crew out and about, be sure to offer a friendly wave or ‘thank you’ for all the hard work that contributes to making our community a great place to live! What a dream team!



*A special thanks to the Trustees who are guiding and mentoring our crew as they develop in their work here at Carlyon Beach. Richard Allard and Dave Malaspino offer countless volunteer hours collaborating and working alongside our crew.*

## 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

Fall at Carlyon Beach is a magical time! We hope to see you at our upcoming Events at the Clubhouse:

- **Nov 2<sup>nd</sup> Craft Fair and Bake Sale, 9-3:** See you on the 2<sup>nd</sup>! This event is a great way to kick off the holiday season and get some early shopping done!
- **Nov 16<sup>th</sup> The Friendly People, 1-3:** Steve Lundin, is presenting a slide show from his book titled The Friendly People describing story of the Griffin Steamboat Area, from Native Peoples to present times. Come and learn the history of our unique community and surrounding areas. Refreshments served.
- **Dec TBD: Carlyon Beach Annual Santa Christmas Party:** We are presently planning our annual Santa Christmas Party. We are inviting Santa and Mrs. Claus and our Griffin Fire Department. Watch for more information in both the November and December Newsletters. It will also be posted on our Reader Boards as soon as we get confirmation of the date and time. 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

Come to the meeting (2<sup>nd</sup> Tuesday of the month) 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.

## Architecture Committee

This month the committee reviewed the CBAH Rules and Regulations to offer suggested updates for this year's rules review. The submissions are primarily definition clarifications and references to jurisdiction requirements for building in Thurston County and Washington State.

## Water Committee

This month the water committee has focused on ensuring the board of trustees is up to date on the Water System Plan as well as what needs to be done to continue to work with state and county officials for the necessary approvals to bring our new well online.

However, it's also a great time to reflect on how much we have accomplished since the special assessment in 2022 and the maintenance the new water fund (funded by the water service fee) has allowed us to accomplish. So far we have:

- Installed a new booster station for higher water pressure on Windward, Lookout, and the rest of the system.
- Dug and tested a new well (pending approval from authorities to go online).
- Installed a new valve (just last month) allowing more control over water shut off location limiting maintenance impact to the rest of the system.

There's still a lot of work to be done. Here's a quick overview. Check out the **Dollars and Sense** article this month for even more information.

- Water Source approval with 50 ft variance – Thurston County
- Water System Plan comments and recommendations – Washington State
- Planned for 2025 and beyond:
  - Replace old water mains
  - Replace and install isolation valves
  - Replace water tower lining

## Parks Committee

The October meeting was cancelled as little for agenda and members were unavailable.

The Parks Committee is working to address necessary repairs and cleaning for the park bathroom roof and is in the bid process. Also still in process is the repairs to the swing set. No date is available yet.

Thanks to Julia Andrews who sanded, and metal painted the shelves in the wanigan. The committee used the last of the paint for the wanigan and as soon as more paint is purchased and weather permits, they will finish the siding and start on inside.

Preparations for the Dog Park management to move within the purview of CBHA under the parks committee has been underway. The committee plans to rotate the Dog Park lock and key in January. New keys can be purchased at the CBHA office in January.

Finally, updates to the CBHA Rules and Regulations have been submitted for consideration.

## Marina Committee

We are working on the final steps to complete our Department of Natural Resources (DNR) lease. The lease is a necessary component to complete the permitting for the A-dock repairs. In the meantime, the Marina trustee has been focusing on lower cost improvements. Thank you to all volunteers!

# Living with Wildlife: Deer

(From the Washington Department of Fish and Wildlife)

Deer are among the most familiar animals of Washington, and in many places, they are the largest wildlife that people encounter. Their aesthetic beauty is appreciated and admired, although their fondness for garden and landscape plants tries some peoples' patience. Typically, deer feed in open habitats such as meadows and clearcuts, retreating to more secure areas, such as thickets and closed canopy forests, to rest and chew their cud.

Deer are a type of mammal known as an ungulate, meaning they walk on their toes, or "Hooves". One unique characteristic of the deer family is their antlers. While horns remain permanently affixed to the skull, antlers are shed every year. Although deer may be active at any time of day, they are most active near dawn and dusk (a pattern of activity called "crepuscular").

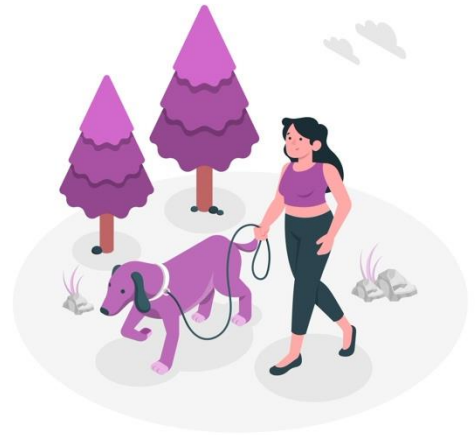
For more information about living with wildlife, check out the Washington Department of Fish and Wildlife's on-line resources:

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

## 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. This annual fee is 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.



# November

FINAL VERSION



# 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
					1	2 CRAFT FAIR 9-3
3	4 Mindful Meditation 6 pm	5 Exercise 10 Seated Exercise 11:15 Water Committee 1 pm	6 Koffee Klatch 12:30 pm	7 Exercise 10 Seated Exercise 11:15 Parks Committee 6 pm	8	9
10	11	12 Exercise 10 Seated Exercise 11:15 Board Workshop 6 pm	13 Rules and Regulation Review- Open House 6 pm	14 Exercise 10 Seated Exercise 11:15 Water Committee 12-2 Marina 6 pm	15	16 The Friendly People 1 pm
17	18 Quilters 10-3	19 Exercise 10 Seated Exercise 11:15 Board Meeting 6 pm	20	21 Exercise 10 Seated Exercise 11:15	22	23
24	25	26 Exercise 10 Seated Exercise 11:15	27	28 Thanksgiving 	29	30

# December



This is a **draft**, replace with the updated calendar in your December Newsletter.

# 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Mindful Meditation 6 pm	3 Exercise 10 Seated Exercise 11:15 Water Committee 1 pm	4 Koffee Klatch 12:30 pm	5 Exercise 10 Seated Exercise 11:15 Parks Committee 6 pm	6	7
8	9	10 Exercise 10 Seated Exercise 11:15 Board Workshop 6 pm	11 Marina Committee 6 pm	12 Exercise 10 Seated Exercise 11:15 Parks Committee 6 pm	13	14
15	16	17 Exercise 10 Seated Exercise 11:15 Board Meeting 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				