

# Carlyon Beach HOA | October 2024 Community News

2719 Island Drive NW, Olympia WA, 98502

P: 360-866-0717 E: [MemberServices@carlyonbeachhoa.com](mailto:MemberServices@carlyonbeachhoa.com)



## Upcoming Events

Oct 7 | Mindful Meditation | 6 pm

Oct 8 | Events Committee | 1 pm

Oct 9 | Water Committee | 1 pm

Oct 9 | Koffee Klatch | 12:30 pm

Oct 9 | Marina Committee | 6 pm

Oct 10 | Parks Committee | 6 pm

Oct 14 | Annual Food Drive Begins

Oct 15 | Board Workshop | 6 pm

Oct 22 | Board Meeting | 6 pm

Oct 31 | Costume Party | 5:30 pm

**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: What year did Hope Island become a Washington State Park?**

**A: 2005**

**B: 1990**

**C: 2010**

**D: 1974**

**Q2: True or False:**

**The word Wanigan is from the Ojibwa tribe of native people from near Lake Superior and the word means a shelter.**

## From the Board...

September has come and gone, and we continue to make progress on our 2024 plans together for Carlyon Beach. New this year is a Trick or Treat map, check out the *Embrace the Spooky Season* article for more information.

Last month we began an initiative to look critically at our key operational processes to identify efficiencies and align the work with the correct experts (as needed).

Our office team has identified opportunities for improvement with the way we manage member amenities. We are taking a deep dive on these opportunities to see if we can make the processes for use of amenities (kayak racks, boat slips, club house rentals, etc.) easier for you and the office team.

While we don't anticipate impact to day-to-day operations, we are moving our payroll process from Vantage to a local CPA. This move will deliver the payroll services and data our employees deserve and reduce cumbersome manual management for our office team and Vantage. Our Vantage contract rate will be decreased by the cost of the CPA payroll making this a net zero impact on the HOA (and you).

Continuing the theme of aligning the right experts with the right responsibilities, CBHA is expanding our partnership with Future Clear Environmental Services to manage our water system. This change builds on their successful track record with our sewage plant for over a decade. The agreement extends their services to include our drinking water system, offering benefits such as 24-hour service, emergency response, and specialized staffing, while also maintaining continuity by integrating our current water distribution employee into their team. This shift is expected to result in approximately a 10% reduction in monthly expenses, primarily due to decreased direct employment costs.

These incremental improvements are aimed at balancing smart spending with bringing together the best team of contractors to provide services to our community. We will continue to monitor these processes and provide on-going oversight. We don't believe these changes will impact member engagement, but should there be any noticeable changes we will do what we can to minimize that impact. Have a wonderful October!

## How to Volunteer

We often hear, "I want to help, but I don't know how to get started." We admit that connecting as a community isn't always a straightforward process. In October we hope to identify a "Volunteer Board" where we can post the help we need (electronically and on paper). The goal is to provide a self-service location that helps answer the question of where to start. Stay tuned...

## 🔔 Reminders 🔔

**Wildlife Management - What to do if a deer has passed away on your property:** From time to time, we find a deceased deer or other wildlife on our property. CBHA does not offer deer or other wildlife removal services. There are several local service providers that can help you remove deceased animals from your property should it occur. We have added a list of these service providers to our website and are listing a few here:

Olympia Washington Wildlife Control & Wildlife Removal  
[1-877-405-7728](tel:1-877-405-7728)  
[www.animalevictor.com](http://www.animalevictor.com)

Critter Control Wildlife Removal  
[1-855-530-0260](tel:1-855-530-0260)  
[www.get.crittercontrol.com](http://www.get.crittercontrol.com)

Olympia Animal Exterminator  
[1-306-216-0706](tel:1-306-216-0706)  
[www.olympiaanimalexterminator.com](http://www.olympiaanimalexterminator.com)

Jack Russel Wildlife Control  
[1-360-539-8266](tel:1-360-539-8266)  
[www.wildlife-removal.com/city/WA-Olympia.htm](http://www.wildlife-removal.com/city/WA-Olympia.htm)

US Wildlife Removal  
[1-253-279-2757](tel:1-253-279-2757)  
[www.wawildliferemoval.com](http://www.wawildliferemoval.com)

CBHA makes no recommendations regarding these businesses. The names and contact information are provided for your convenience only.

**Marina Fire Extinguishers... Please Return:** We've had a few fire extinguishers disappear recently. If you've removed one can you please return it? Perhaps they were expired or there was a good reason they are missing... any insight is appreciated so we know what to replace and how best to secure them for the future. Thank you!

**Parking in the bioswale overnight? You may be towed.** Please help us to maintain our bioswale infrastructure by limiting erosion and damage from parking. Parking violators should expect a warning. Should parking in the bioswale for extended periods persist, you may be towed.

### 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/>

### Barking Dogs

The most frequent complaint received by CBHA is in relation to disruptions from barking dogs. Our rules and regulations section 7.6 states that, "No member or tenant shall keep a pet animal within Carlyon Beach which habitually or continually disturbs the peace and quiet by barking, howling, or whining or other noise."

The Thurston County Animal Services define habitual or continuous barking to be barking, howling, or crying is non-stop for at least 30 minutes. The dog that barks five or ten random minutes, morning and/or evening, is not considered habitually or continually barking. Nor is the dog that barks when neighbors and their dogs walk by. Additional information on the definitions of habitual and continuous barkers, and how you can partner with Thurston County Animal Services to address concerns, can be found at this web address:

<https://jointanimalservices.org/wp-content/uploads/2024/03/Barking-Complaint-for-Neighbor.pdf>

### 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.

**Trivia Answers:  
Q1: B Q2: True**

# Carlyon Cares isn't just a day... It's a VIBE



Dog Park Bark Delivery



Wanigan Spruced Up



Trails ready for rain!



Our first Carlyon Cares Day was a success! 16 volunteers showed up bright and early and donated a total of **64** volunteer hours (woah!!!) on 3 projects; Dog Park Clean Up, Wanigan Board Replace and Paint, and Wanigan Gravel. Thank you to everyone who made this event possible. Special thanks to Lisa Krupp leading the Dog Park group and Dianne Bradford at the Wanigan. We look forward to the next Carlyon Cares Day!

But wait! Carlyon Cares isn't just a day... it's a vibe. You don't need a special day to be thoughtful and caring in the community. Let's embrace the vibe! See something that needs a little attention? Please reach out to the office and we'll do our best to add it to the next Carlyon Cares Day.

Recently we've heard about ways in which community members want to create opportunities to support one another. We will be looking at building a resource library for neighbors who may need a little extra support. If this is something you're interested in helping us build, please reach out to the office at 360-866-0717 or [memberservices@carlyonbeachhoa.com](mailto:memberservices@carlyonbeachhoa.com).

## Neighborhood Hero

Halle Mills, her husband and neighbor have been trapping a large family of feral cats that hang out around Mariner, Overlook, Westwind areas. These heroes take the kitties to be spayed or neutered. Halle advised that if the kitten is 3 months or under, they can be socialized and live inside with humans! If they are older than 3 months, the cats are returned to their "area". What a kind thing to do for the cats as well as our community.

## Welcome Back Mindful Meditations

Join Tina Kebow at the Clubhouse for Mindful Meditations the 1<sup>st</sup> Monday of Each month beginning October 7<sup>th</sup> at 6pm.



## 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 in the Wanigan until the weather turns too cold. The one-hour session includes some cardio, but mostly focuses on strength training with weights and resistance bands and some 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

Our Chili Cookoff was a wonderful success. It was great to see everyone join for a blind tasting of 8 chilis! First place went to Marcia Rugg, Sharon Harris took second, and Matt Tilger was third. We can't wait until next year!

Upcoming Events at the Clubhouse:

- **Oct 14th – Nov 13th: Annual Food Drive begins!** Please drop off non-perishable foods at the CBHA Office. Sponsored by Sharon and Marv Harris and the Events Committee. Please call Sharon if you have questions (360-866-1594).
- **Nov 2nd Craft Fair and Bake Sale, 9-3:** There is still room to participate as a vendor at the November 2nd Craft Fair. There are only 3 6' tables left for the craft fair. Please turn in your application at the office ASAP to guarantee a spot. **We need your baked goods for the bake sale.** Call Marcia Rugg (206-200-5536). Application included in this newsletter.
- **Nov 16th 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.

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.

## Architecture Committee

This month the architecture committee has continued to review and manage all open permits. As we enter fall, we anticipate that building will slow and the committee will slow down with it. Thank you to all Architecture Committee members who volunteer their expertise.

## Water Committee

This month we continued engagement with Thurston County on the well site approval. The updated site approval request was submitted Sept 19th. While we await the site approval, we have continued to work on the Water System Plan. The hope is that we will have the Water System Plan ready to go as soon as the site approval is completed allowing CBHA to use water from the new well. However, the timeline remains likely to be several more months out.

Leaks continue to occur and are resolved promptly, or owners notified of their responsibility. Owners are reminded that CBHA is only responsible for leaks on CBHA property, leaks on owners' property are the responsibility of the owner and must be addressed promptly. CBHA may shut off water if necessary to reduce water wastage. Should you suspect a water leak on your property and need a water shut off to limit water waste, please call the office who will help coordinate shut off. While we are awaiting approvals, the committee will be working on reviewing and updating detailed procedures for all the water-related operations.

## Parks Committee

The Parks Committee is focusing on getting ready for the fall and winter. The roofs of park bathrooms and the clubhouse need to be cleaned to preserve their integrity. We are waiting on one more bid.

Our swing replacement is pending scheduling confirmation- we're just as eager as you are to get those swings in!

## Marina Committee

A new staff member has been hired to assist with the long list of work that needs to be done around the marina. He will be working 2 days per week. Last month the initial set of emergency ladders was ordered, and they have arrived. The committee discussed where to install them to both provide safety and discourage climbing up and diving off the docks. Several signs are needed including an 'emergency use only' sign for the ladders and 'No wake'. Next month the committee will identify all the signage needed. The committee would like to remind guests to be mindful when tying up to the dock to allow room for others to tie up as well. Rock was added to bulkhead area to prevent further deterioration. The loose logs along the boom were secured. Boats that are too wide for the slips were notified. Some fire extinguishers are missing, if you borrowed one, please return. Work on other marina chores continues, if you have time to volunteer, please contact Chuck Thrap.



# Dollars & Sense Funding a Fine Community

We are privileged to live in an exceptional place. We have a waterfront open to all residents, a marina, parks with a wanigan, clubhouse and our own roads and water/wastewater system. And the community is active with events like potlucks, art fairs, and many seasonal celebrations. Something for everyone!



CBHA owners pay \$117 per month for dues. The average HOA dues in Washington State are \$388 per month, about the same as the national average. And most HOA have far fewer amenities and services than we enjoy. The average water bill in Washington is \$75 per month while CBHA water is \$29 per month.

Having an HOA adds value to your property. According to the National Association of Realtors, homes in HOA communities are worth 5-6% more than comparable non-HOA homes. Single-family houses with an HOA generally sell at a premium. On average, buyers pay extra for a house that

is subject to an HOA, this price premium implies that each dollar paid to an HOA in dues buys about \$1.19 worth of benefits. In our case, the return is much greater, about \$18.00

All of this requires a lot of work and funding. We operate with a small staff, a few vendors, and many volunteers who help to keep the costs down. Over the years this community has successfully mitigated costs, or in some cases, deferred costs. As we finish the calendar year and begin looking at scoping the 2025-2026 budget, the board of trustees is working diligently to preserve the CBHA value of More for Less.

## Embrace the Spooky Season Trick or Treat Map and Costume/Decoration Contest

Will you have a bowl of goodies for the ghouls and goblins? CBHA will compile a map of all registered houses by **October 28<sup>th</sup>** and will distribute maps at the Costume Contest at the Clubhouse on Halloween

(October 31<sup>st</sup>) at 5:30-6pm. Trick Or Treating hours start at 6pm. Register at <https://forms.office.com/r/tmRNn3BWzW> or scan this QR code.



There are 3 costume contest prizes: the most unique, the scariest, and the cutest. Prizes will be donated. Hope to see you and your trick or treater there!

For the adults in the neighborhood, earn bragging rights and a local gift for the best decorated home in the neighborhood. Judging will take place before 5:30 on Halloween and the winner will be announced at the Clubhouse during the costume contest. Time to get spooky!



## 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. We will be accepting submissions throughout October of proposed updates to the CBHA rules and regulations from members for CBHA Board of Trustee consideration. At the beginning of November, we will post the board's proposed rule changes based on this feedback. Then, on November 14<sup>th</sup> at 6pm we will be hosting a Rules and Regulations Review Open House to ensure public comments are heard. At the following board meeting we will hold a vote on the updated rules.

You can submit your rule change proposals through an on-line form or by submitting the paper form enclosed to the office. Need a copy of the current rules? They are available in the office or on the website under documents.

CBHA Rule and Regulation Change  
Proposal- 2024





**Calling all Carlyon Beach Artisans and Crafters!**

Our Carlyon Beach annual Holiday Craft Fair and Bake Sale is just around the corner and will be held November 2,2024 from 9 to 3 If you plan to participate, please get your application and fee into the office by September 10<sup>th</sup> to guarantee your place. After that date, if not full, it will be open to outside the community vendors. Please indicate what your art or craft is and if you have a picture of your items, please include that or a Facebook or other social media site (not required but appreciated to determine table placement) Applications will be in the office August 1<sup>st</sup> or call Colleen at 206-755-9367.

---

---

**2024 CARLYON BEACH ANNUAL HOLIDAY CRAFT FAIR AND BAKE SALE**

**SATURDAY, NOVEMBER 2nd FROM 9 TO 3**

**SPONSORED BY CB EVENTS GROUP**

**NAME**

---

**ART/CRAFT**

---

**SOCIAL**

**MEDIA** \_\_\_\_\_

**PHONE** \_\_\_\_\_ **EMAIL** \_\_\_\_\_

**TABLES: 6' \_\_\_\_\_ \$20 (12 available)      8' \_\_\_\_\_ \$25 (2 available)**

**CARD TABLE \_\_\_\_\_ \$15 (2 available)**

**OUTSIDE (YOUR OWN TENT& TABLE) \_\_\_\_\_ \$25 (weather permitting)**

**All tables will be allocated on a first come first serve basis. All vendors are responsible for their own sales tax.**

**If you have a question, please call Colleen Weston at 206-755-9367 or email dragonfly@jonav.net**

# CBHA Proposed Rule Change – 2024

Return to CBHA office by October 31

**Title:** \_\_\_\_\_

**Submitted By:**

- **Name:** \_\_\_\_\_
- **Address:** \_\_\_\_\_
- **Email:** \_\_\_\_\_
- **Phone Number:** \_\_\_\_\_

### **Description of Proposed Change:**

Please provide a detailed description of the proposed rule change, including any current rule(s) being modified or replaced.

---

---

---

### **Justification for Proposed Change:**

Explain the reasons for the proposed change, including potential benefits to the community.

---

---

---

---

### **Signature:**

By signing below, I confirm that the information provided is accurate and that I am a member in good standing of the CBHA.

**Signature:** \_\_\_\_\_

**Date:** \_\_\_\_\_

# October



## CBHA Community Calendar

We have done our best to create a centralized location for events and community happenings. We will send you this month and a “DRAFT” for next month, replace it when the updated November calendar comes with your Newsletter.

# 2024

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1	2	3	4	5
6	7 Mindful Meditation 6 pm	8 Exercise 10 Seated Exercise 11:15 Events Committee 1 pm	9 Koffee Klatch 12:30 pm Water Committee 1 pm Marina Committee 6 pm	10 Exercise 10 Seated Exercise 11:15 Parks Committee 6 pm	11	12
13	14 <b>ANNUAL FOOD DRIVE BEGINS!</b> 10/14 – 11/13.	15 Exercise 10 Seated Exercise 11:15 Board Workshop 6 pm	16	17 Exercise 10 Seated Exercise 11:15	18	19
20	21	22 Exercise 10 Seated Exercise 11:15 Board Meeting 6 pm	23	24 Exercise 10 Seated Exercise 11:15	25	26
27	28 Last day to sign up for the Trick or Treat Map!	29 Exercise 10 Seated Exercise 11:15	30	31 HALLOWEEN Costume Party 5:30 pm Last day for rules proposals		



# November



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

# 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 Marina 6 pm	14 Exercise 10 Seated Exercise 11:15 Rules and Regulation Review- Open House 6 pm	15	16 The Friendly People 1 pm
17	18	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