

# Carlyon Beach HOA | September 2024 Community News

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## Upcoming Events

- Sept 2 | Office Closed for Labor Day
- Sept 4 | Koffee Klatch | 12:30 pm
- Sept 10 | Craft Fair Applications Due
- Sept 11 | Marina Committee | 6pm
- Sept 12 | Parks Committee | 6pm
- Sept 15 | Carlyon Cares | 9am-1pm
- Sept 17 | Board Workshop | 6pm
- Sept 21 | Chili Cook Off | 4:30pm
- Sept 24 | Board Meeting | 6pm
- Oct 9 | Koffee Klatch | 12:30 pm
- Oct 9 | Marina Committee | 6 pm
- Oct 10 | Parks Committee | 6 pm
- Nov 2 | Holiday Craft Fair & Bake Sale | 9-3

## CBHA Trivia (Answers on page 2)

**Q1: Approximately, how many miles of road does the CBHA manage?**

- A: 10
- B: 5
- C: 7.5
- D: 12

**Q2: How many species of native jellyfish can we find in the sound at Carlyon Beach?**

- A: 4
- B: 10
- C: 1
- D: 7

## From the Board...

Fall is in the air! As the season changes and children return to school, please be sure to drive carefully and allow children waiting for the school bus safe space to wait at their bus stop. Allow a little more time on weekday mornings for the school bus to safely make its way to school.

Throughout August our trustees and volunteers continued to work hard. We have successfully met all our 60-day goals and are on track to complete our objectives for the 90-day plan. Check out our new CBHA Blog on the website for an update on the 90-day plan!

Also now on our website are minutes from committee meetings alongside the board meeting minutes. Transparency and communication are vital to our community, and we hope this resource helps you stay informed about ongoing initiatives and decisions.

You may have noticed some exciting changes around the community, including new picnic tables in the park, updated parking signs, and freshly painted lines in the clubhouse parking lot. Looking ahead, we are eager to tackle more projects in our parks before fall during our upcoming Carlyon Cares Day. Thank you for your continued support and engagement. Together, we can make our community an even better place to live!

## Enforcement

As part of our commitment to maintaining a safe and secure community, CBHA will be implementing increased enforcement focused specifically on safety-related violations within our community.

CBHA will increase monitoring and enforcement in the following key areas:

- Building and Property Standards:** Ensuring that all properties meet safety standards is crucial. We will be vigilant regarding maintenance issues that may pose safety risks, such as overgrown landscaping.
- Parking Lot Enforcement:** Proper use of CBHA parking lots will be enforced. New signs have been posted and CBHA reserves the right to tow vehicles improperly parked.

Additional information in the **Compliance Enforcement** section of this newsletter describes what to expect for the enforcement process. We appreciate your cooperation and commitment to enhancing the safety of our community. By standing together, we can ensure our neighborhood remains a secure and welcoming place to live. We will keep you updated on our progress and any additional changes in our enforcement efforts.

## Reminders

**Dog Park and Water Tower Etiquette:** The dog park is for the use of members and their furry friends. The CBHA property in the area plays an important role and houses our water tower. Our crews are in and out often. Please be sure you are not using that area for anything other than access to the dog park. Please report suspicious activity to Sheriff's department at 360-704-2740 and [memberservices@carlyonbeachhoa.com](mailto:memberservices@carlyonbeachhoa.com).

**With Shoreline Living Comes Shoreline Responsibility:** Homeowners with marine shorelines in Washington must adhere to the Shoreline Management Act (SMA), which aims to protect shorelines and promote responsible development. Each local government has a Shoreline Master Program (SMP) outlining regulations and permitting processes for shoreline activities. Homeowners with shoreline access must prioritize environmental protection, ensuring minimal impact on habitats and water quality. Check out the SMA on-line if you have any questions about how to keep your property compliant.

**Tree Time:** It's that time of year! Fall is usually the best time of year for our native trees to be trimmed. Please prepare for winter to address routine trimming and any potentially dangerous trees that are at risk this winter.

**Don't Feed the Deer:** Our wild, four legged friends can become dependent on supplemented food if we feed them. It also increases the instances of chronic wasting disease. Even though it is tempting to feed the deer, it is more compassionate to let them feed naturally. Please do not feed the deer.

## Dollars and Sense

Homes in communities with an HOA can appreciate 4-10% more than those without according to Community Associations Institute (2022). Carlyon Beach is especially unique, even for the Puget Sound, because of our location and features.



**Private Beach:** Our private beach is a significant asset, providing exclusive access that enhances property desirability. Homes nearby often see increased interest and appreciation, with waterfront properties generally commanding higher prices (National Association of Realtors, 2020).

**Parks and Dog Park:** The two parks and dog park promote an active lifestyle, crucial for families and pet owners. Green spaces are proven to increase neighborhood appeal, further driving up property values (Realtor.com, 2021).

**Private Marina:** The marina adds another layer of attractiveness, especially for boating enthusiasts. Access to water activities provides a premium advantage, as homes near marinas frequently have higher asking prices (Zillow, 2023).

**Clubhouse:** Our clubhouse acts as a hub for community engagement, hosting events that foster connections among residents. A well-maintained clubhouse signals a vibrant community which can elevate property values by 5-15% (Homeowner Associations Institute, 2021).

The combination of our community's unique features helps to create a neighborhood community with a lifestyle that contributes to the long-term appreciation of property values in the community.

# Introducing the 1<sup>st</sup> Annual Carlyon Cares Day!

We are excited to work with you on **Carlyon Cares Day!**

Please read the following details and sign up today! Use the QR code for the sign-up form or send us an e-mail today. CBHA will make sure each work site has water, materials, and a first aid kit.

## When:

Sunday, September 15th

9am-1pm

4 hours of work followed by a snack provided by CBHA volunteers.

## What and Where:

**Wannigan Spruce Up:** Spread gravel around Wannigan concrete to ease mud erosion. This Carlyon Cares team will meet at 9am at the Wannigan. Sign up for this volunteer opportunity if you can bring a shovel, gloves, and are ok with digging back some vegetation, laying fabric, and hauling gravel short distances.

**Wannigan Spruce Up:** Replace outside Wannigan sheeting and prime and paint it.

This Carlyon Cares team will meet at 9am at the Wannigan. Sign up for this volunteer opportunity if you have a pair of gloves and are able to stand and bend over for periods of time to paint/stain.

**Park Maintenance:** Clean and paint park bathrooms.

This Carlyon Cares team will meet at 9am at the Wannigan. Sign up for this volunteer opportunity if you love to paint rooms! Wear clothes that can get paint on them. We will provide gloves, cleaning and paint materials.

**Dog Park Work Party:** Spread bark on trails, cut back blackberries, weed whack and mow small dog park, clean signs.

This Carlyon Cares team will meet at 9am at the Dog Park. Sign up for this volunteer opportunity if you love yard maintenance! If you can, please bring yard work tools, such as wheelbarrow, mower, clippers or weed whacker.

## Who:

This volunteer opportunity is available for anyone who can physically take on the tasks above. Anyone under 18 should have a responsible adult with them. All volunteers must agree to waive liability during this activity.

## A scary accident on the water

(written and submitted by Llyle Morgan)

A 20-year-old man was arrested Friday in connection with the boating hit-and-run with injury. Deputies were called to Carlyon Beach on Aug. 3, 2024 when a power boat collided with a kayak on the Totten Inlet side of Steamboat Island, leaving a father and son from Woodinville floating in the water, and their kayak in ruins. Nearby jet skiers helped rescue the kayakers. The operator of the power boat continued on without stopping. Thanks to a detailed description of the boat, Thurston County Sheriff's deputies were able to track it down and make the arrest.

*Fancy yourself a writer?*

*Have a topic you'd like to see in the newsletter?*

*Maybe you're an editor aficionado...*

*We'd love your input in the community news. Reach out to connect with our newsletter team!*

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



← **E-mails:** To sign up for email notification, scan the QR code to the left.

CBHA sends e-mails for a non-emergency announcements, board meeting agendas, and important updates about community.

**Text Messages:** To sign up for 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 cell 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.

**Craft Fair:** If you plan to participate as a vendor for the Craft Fair on Nov 2<sup>nd</sup>, please submit your application before September 10<sup>th</sup> to guarantee a spot. The application is included in this newsletter.

**Chili Cook-off:** Come join in on the community's **1st Chili Cook Off!** Bring your favorite crock pot chili and let your neighbors be the judge. There will be great prizes for 1st, 2nd and 3rd winners. Date: Saturday, September 21, 4:30 pm at the clubhouse. Condiments provided. Contact Marcia Rugg at 206-200-5536 to sign up.



## Architecture Committee

This month, the committee is working to review all open permits and follow up on any outstanding requirements.

## Water Committee

The water committee has been busy this month. Check out the Capital Projects section for more information on the well project. This month, American Leak Detection surveyed a portion of Whitecap Drive and found no new leaks. To those homeowners whose water was shut off to facilitate the survey, thank you for your patience!

## Marina Committee

Last month the Marina Committee ensured the lease agreement with DNR was signed for another 12 years. Chuck Thrap and volunteers distributed over 10 tons of gravel to improve the launch area. The Marina Committee met and walked the entire marina area to make a "to-do" list of all the maintenance needs on the marina. It is a long list. This month we will be installing safety ladders, posting 'no wake' signs, replacing missing fire extinguishers, and securing logs on the log boom. We will also be getting an estimate from the vendor who built the new docks to re-secure decking that has become loose. We will also prepare a bid request for replacing some of the pilings.

The Marina committee has many volunteer opportunities. Please contact Chuck Thrap if you have any time available. The committee agreed to request that the Board draft a recommendation that all Marina slip tenants donate time to keep the marina in tip top shape.

## Parks Committee

In August, the Parks Committee completed research on replacing the swings and a new swing set has been selected. We anticipate signing the contract in the next few weeks and the new swing set will be available in 6-8 weeks following the completed contract. After the installment, our maintenance crew will fill the swing set ground with woodchips.

We are exploring additional projects for the year including pruning the trees in the waterfront park, cleaning the bathroom roof, and tackling otherwise deferred maintenance.

The Parks Committee has explored the Westwind Park play structure options. The play set replacement exceeds the targeted budget, but we have had the park professionally assessed for safety and will schedule repairs and maintenance to the existing play structure. Please watch for scheduling and completion updates on the CBHA website.

Finally, bulkhead maintenance continues. We are seeking additional volunteers so please reach out if you have time to help with this task.



# Compliance Enforcement

The pillar in every community are the rules that help to create an enjoyable and safe community. In 2022, CBHA transitioned the responsibility of enforcing our rules and regulations from the former community manager to a shared responsibility between the board and the contracted management company, Vantage. In 2023, the compliance committee, with the oversight of the board, re-designed the compliance enforcement process to fit the shared responsibility between the Compliance Trustee and Vantage.

Our process is an escalating process, designed to give community members recourse and opportunity to make any required corrections. We encourage all residents to maintain open lines of communication with the HOA and with one another. If you find yourself needing to file a formal complaint you can download the form from the website or you can stop by the office for the copy of the form. All complaints must be filed in writing.

If you have questions about the compliance process, please contact member services by calling 360-866-0717 or emailing [memberservices@carlyonbeachhoa.com](mailto:memberservices@carlyonbeachhoa.com).

## Compliance Enforcement at CBHA

Friendly Reminder	First Compliance Notice	Second Compliance Notice	Assessment Letter
<ul style="list-style-type: none"><li>• <i>Friendly Phone Call or Friendly Letter</i> including offers for voluntary assistance. Reinspection after 10 days. If no response or resolution after 10 days,</li></ul>	<ul style="list-style-type: none"><li>• Compliance Trustee prepares <i>First Compliance Notice</i>. If no response or resolution after 10 days,</li></ul>	<ul style="list-style-type: none"><li>• Committee Trustee prepares <i>Second Compliance Notice</i> including notice of potential penalties and right of appeal. If no response or resolution after 10 days,</li></ul>	<ul style="list-style-type: none"><li>• The Compliance Trustee instructs the management company to prepare an <i>Assessment Letter</i> and assess the fine as described in the Rules and Regulations. Letter delivered via Certified Mail.</li></ul>

## Capital Projects

### Well Upgrades

**Background:**

In the last year our community has funded and built a new well. The community has hit all major milestones for this project and is now working on obtaining final approvals. There are 3 on-going, separate, approval process.

- 1) New well source approval: This approval from the State will allow us to begin to use the water from well 3 in our day-to-day consumption.
- 2) Water System Plan: This is a water system plan that outlines the system maintenance and management for the next 10 years. This 10-year plan will take us to full build-out, meaning our water system is planned to meet our community capacity and subsequent water system plans will be focused on maintenance, not growth.
- 3) Capacity Analysis approval: This will be complete when the water system plan is complete and focuses on our capacity, pressure, and storage of our water.

**Updates:**

1. Well Source Approval: The well source approval is on hold. Thurston County visited our new well site last month and issued CBHA a list of site preparations to complete before the site approval is granted. CBHA is working with our water engineers (NWS) to work through the list of site preparations. Stay tuned for updates on the progress next month.
2. Water System Plan and Capacity Analysis approval: This is on hold until the Source Approval is completed. Once that is completed, we anticipate the Water System Plan to be approved within 6-8 months.

## **A Dock Float Repair**

**Background:**

The A-dock is deteriorating and was not replaced when rest of the marina was replaced. We can no longer defer this maintenance and have budgeted to replace the A-dock.

**Updates:**

This month work on determining the broad permitting requirements and to understand the next steps for this project. More information forthcoming.



## **August Volunteer Shout Outs**

Deanna Rodkey (Park Bathroom)

Bulkhead Bumpers (Bulkhead Maintenance)

Sharon and Marv Harris, (Employee Appreciation Lunch)

Lyle Morgan (Water and Marina Committee research projects)

Sandi Allen, Shelly and Richard Ackroyd (Marina Permitting Project)



**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.

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**2024 CARLYON BEACH ANNUAL  
HOLIDAY CRAFT FAIR AND BAKE SALE  
SATURDAY, NOVEMBER 2nd FROM 9 TO 3  
SPONSORED BY CB EVENTS GROUP**

**NAME**

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**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**