

Carlyon Beach HOA | December 2025 Community News

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Reminders



Rules Townhall January 2026: The Board is planning to host a townhall meeting in January to review any suggested changes to the Bylaws and/or Rules. Keep an eye out for the date. You can submit proposed changes early by sending them to Vantage or dropping them by the clubhouse. They will be compiled for the Board to review with other homeowners at the Townhall.

Neighboring Trees: With older trees we will sometimes have branches and debris fall onto neighboring properties. We encourage you to review your trees and work with your neighbors on limiting tree impacts on their side of the property. Those impacted by neighboring trees can refer to County Ordinance or State Law. Remember to seek permission from neighbors before cutting anything on your side of the property line!

Drone Reminders: We have had some drone use in our community and want to remind everyone that recreational drone use is prohibited. Vendors and real estate agents can utilize drones to perform their inspections and/or work as long as the use is supervised.

THANK YOU!

A big thank you goes out to all volunteers who help our community with our events and serve on our committees! Thank you for all your contributions to helping make Carlyon Beach a great place to live!!

From the Board...Community Updates

We will have several board positions open come June. Please consider volunteering your time to make our community a better place. This is your opportunity to have a voice and make a difference. These are volunteer positions. If we do not get enough participation from our community, we put ourselves in a position to end up in receivership. This is a process where a court will make decisions for us. They will hire someone to manage us and we will all have to pay for that. We really want to make our own decisions and keep our community safe and moving forward. We have outlined the process that takes place if we do not get enough board members for next year and moving forward:

When a homeowner's association (HOA) has no board members, it can lead to significant governance issues and potentially result in receivership.

1. An HOA may find itself without board members due to resignations, failures to elect new members during elections, or other circumstances.
2. Without a function board, the HOA cannot conduct essential business functions such as setting budgets, collecting assessments, maintaining common areas, enforcing rules, or making critical decisions. This can lead to a decline in maintenance and property values, causing homeowner dissatisfaction.
3. Homeowners, especially if faced with deteriorating conditions or lack of services, may petition a court for receivership. A receiver is a neutral third party appointed by the court to take over management of the HOA's affairs.
4. The court will review the situation and may appoint a receiver to manage the HOA. The receiver's responsibilities usually include properly managing the finances, maintaining property, and running day-to-day operations while seeking to restore order.
5. The receiver may also be tasked with organizing elections for new board members to reestablish proper governance. This process helps ensure the homeowners can participate in decision making and regain control over their community.
6. The aim of receivership is to restore normal operations. Once the HOA is effectively managed and a new board is elected, the court may terminate the receivership, returning control back to the HOA.

We are especially vulnerable due to the water system and sewage treatment plant that will have Federal, State, and County eyes on its functional operations.

Marina Slips Monthly Payments

Monthly Payment options are available and just need a payment plan agreement form signed. To sign up-please email Michele at accounting@vantagecommunities.net so she can assist in reversing off the annual billing amount and apply the monthly payment option!



****REMINDER****

A member shall be in good standing only if the member has no delinquent account with the corporation. A member not in good standing shall forfeit the following privileges accorded to members in good standing: voting, applying for any permit, rental of a marina slip, reserved use of the clubhouse, candidacy for a board position, appointment to a board positions, recognition to speak at a board meeting or either a general or special meeting of the membership.



Memorial Garden Announcement

The Memorial Garden committee will be meeting in the clubhouse at 6pm on December 15th. Come join us and participate in this great way to give back to our community!!

Architecture Committee Announcement

The Architecture Committee has, for various reasons, lost three members and therefore need volunteers for the committee. If you have interest or knowledge of the building industry or interest in keeping our community looking good or just want to know what is going on in the neighborhood, we would love to have you join us!

Call Colleen Weston at 206-755-9367 if you are interested.



Carlyon Beach Merchandise



Our dedicated community events group is still selling t-shirts, sweatshirts, and the Carlyon Beach Cookbook.

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.

There are new hooded sweatshirts now available at the clubhouse!

If you purchase a sweatshirt or t-shirt AND a cookbook, you will get a \$5 discount off the total. A great deal and all proceeds help our events committee!

CRAFT FAIR and BAKE SALE THANK YOU!!

Thanks to all the vendors who participated in this past month's Craft Fair and Bake Sale. Despite the rainy weather, we had a decent group of shoppers.

Thanks also go to the volunteers who set up the event and then put everything away.

A BIG thanks also to all the bakers who baked all the goodies for the Bake Sale!

The Bake Sale. Along with shirt and cookbook sales, brought in over \$200 which goes to benefit the community!

We are very lucky to have such a beautiful venue to host the Craft Fair each year and that we have such talented people in the community and surrounding area to participate in it.

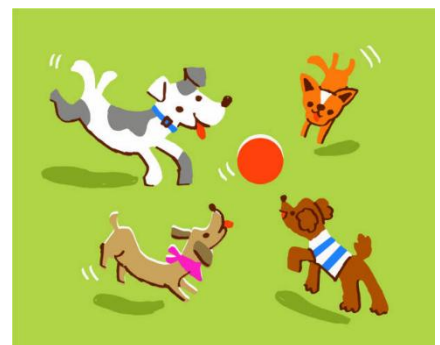
WE WILL DO IT AGAIN NEXT YEAR!!

Colleen Weston and the Events Group

Upcoming Changes to the Dog Park

The Off-Leash Dog Park year runs January 1st through December 31st of each year. On January 1, 2026, a new lock will be installed at the dog park. To acquire a new key for the lock, you will need to (1) complete a new application and waiver/release of liability form, (2) return the application and liability form to the clubhouse for approval, (3) pay the annual fee of \$20, and (4) return your old key.

Per the Rules & Regulations, failure to return the old key by January 31, 2026, will result in a \$25 fee charged to the member's account. The new forms are necessary to update the records and email list of those using the dog park for notifications of any changes or necessary closures to the park. Forms will be available at the clubhouse on December 1, 2025, and will also be emailed to current users of the park. If you would like more information, please contact Judy Vandervort (360-870-2597).





Update from the Parks Committee

We have the carpet for the deck on the back of the clubhouse and entrance to the meeting room ready to go and are waiting for the maintenance crew to have some time available to do the installation. We are also waiting for a patch of good weather!

The wanigan ceiling will probably have to wait until spring to get painted unless we have a couple of unseasonal nice couple of days and the maintenance crew has an opportunity to finish the painting. We will get the sinks in the wanigan cleaned out and will install electrical covers on the holes on the inside of the walls by the sinks.

The new Japanese maples were planted by our maintenance crew in October and are doing well. Plastic fencing was installed around them until they take hold as the deer like to rub their heads on the bark which can potentially skittle them. Thank you, maintenance crew, job well done!

The bulkheads will be addressed in the spring for repairs along the top of them. In some areas the rebar is showing so it is time to seal and patch. The sea wall bulkhead underneath the clubhouse will be addressed at that time as well. Large cracks have been discovered and need to be repaired before they get worse.

Painting is still planned for the wellhouse #2 in the spring and the new doors at the clubhouse and maintenance building will be painted at the same time.

Governance Committee Update

The state of Washington has implemented new RCW guidance around condos and HOA's. Some requirements go into effect January 2026 and the rest go into effect in 2028. A review has been done and a summary provided by couple community volunteers, we thank them for volunteering to take that task on.

We have work to do ahead of us, there's a very short turnaround for implementation. Many requirements are currently in place or an easy fix, but there are other items that will need to be implemented.

The board has been working with Vantage to prepare for January and work to get our HOA compliant. It appears that we may need to hire a professional group or our attorney to review our bylaws, rules, and regulation, as well as our covenant and align it with the new RCW's/ This is a little more involved than a group of volunteers can do.

Fun, Free 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.

December at CBHA

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
	1 Quilter Group 10:00 – 3:00 PM	2 Exercise 10:00 – 12:00 PM	3 Koffee Klatch 12:30-2:30 PM	4 Exercise 10:00 – 12:00 PM	5 Architecture Cmty CANCELLED	6
7	8 Quilter Group 10:00 – 3:00 PM	9 Exercise 10:00 – 12:00 PM Events Cmty 1 PM Board Workshop 6 PM	10 Crafters Group 1-4PM Marina Cmty 6PM	11 Exercise 10:00 – 12:00 PM Parks Cmty 6 PM	12	13 Children's Christmas Party
14 Clubhouse Rsvd	15 Quilter Group 10:00 – 3:00 PM	16 Exercise 10:00 – 12:00 PM Board Meeting 6 PM	17 Employee Luncheon	18 Exercise 10:00-12 PM	19	20
21	22 Quilter Group 10:00 – 3:00 PM	23 Exercise 10-12:00PM	24 OFFICE CLOSED Christmas Eve	25 OFFICE CLOSED Christmas Day	26 OFFICE CLOSED	27
28	29 Quilter Group 10:00 – 3:00 PM	30 Exercise 10:00-12:00 PM	31 OFFICE CLOSED NYE Party: BOB & Appetizer!			

Notes:

For the NYE Party contact Barbara Quick or the Office for more information! Come and join us for welcoming in the New Year!!
Exercise Tues & Thurs, 10:00 AM – 11:00 AM and Seated Exercise 11:15 AM – 12:00PM

January at CBHA

2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 OFFICE CLOSED	2 New Parking Stickers Available!! Architecture Cmtty 10:00 AM	3
4	5 Quilter Group 10:00 – 3:00 PM	6	7 Koffee Klatch 12:30-2:30 PM Marina Cmtty 6PM	8	9	10
11	12 Quilter Group 10:00 – 3:00 PM	13 Events Cmtty 1 PM	14 Crafters Group 1-4PM	15 Library 1-2PM Parks Cmtty 6PM	16	17
18	19 Quilter Group 10:00 – 3:00 PM	20 Board Wrkshop 6 PM	21	22	23	24
25	26 Quilter Group 10:00 – 3:00 PM	27 Exercise 10:00 – 12:00 PM Board Meeting 6 PM	28 Employee Luncheon	29 Exercise 10:00 – 12:00 PM	30	31

Notes:

Exercise Classes cancelled until January 27th!!

Exercise Tues & Thurs, 10:00 AM – 11:00 AM and Seated Exercise
11:15 AM – 12:00PM