

Carlyon Beach HOA | January 2026

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!

Disaster Safety: We have had some severe weather in the last month or two. We encourage owners to check on their neighbors and resources for disaster preparedness can be found at <https://www.ready.gov/>.

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

As we approach 2026, the project focus for the Board will continue to be getting our marina back into shape from our sealion visitors. Again, a huge thank you to Vern Jensen, our Marina Trustee, the marina committee members, and other homeowners who volunteered their time to help shoo the sealions away from our docks.

The next area of focus for the Board in the new year will be getting our first batch of 100 new water meters installed and beginning to review our sewer treatment plant's infrastructure and repair needs. The treatment plant is a critical part of our ongoing operations and infrastructure, and we will need to start planning out future repair needs and starting to budget for those improvements.

Speaking of the treatment plant, we wanted to briefly explain why same day pump out services aren't always feasible in our community. Our treatment plant requires around eight hours to process a full load and our trucks have limited capacity. Once full, they must offload at the treatment plant before they can head back out into the community. If the plant is already processing or trucks are waiting, the new pump-outs cannot occur until space is made available. This operational reality sometimes leads to minor delays.

To help us serve you most effectively, we kindly request you plan pump-out requests slightly in advance whenever possible. Your patience and understanding are greatly valued as we strive for efficient service.

The Board wants to wish everyone a safe holiday travel season and a Happy New Year!

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.



From the Office

New parking stickers and guest hangers are available for the 2026 year. Get yours now and avoid the rush!! Also, please be aware that the Board of Trustees has a new parking violation warning sticker. **Please do NOT park in common areas without a current 2026 parking sticker or guest hanger!!**

Overview of Happenings in 2026

January – New Parking Stickers
April – SPSCC Marine Class at CBHA (during low tide)
May – Rack/Slip Renewal Paperwork Sent Out
June – Annual Meeting 2nd Saturday; Dumpster Days
July – New Fiscal Year; 4th of July Parade (Guests must be registered)
August – Annual Garage Sale
October – Community Food Drive
November – Craft Sale; Thanksgiving Holiday
December – Christmas Holiday

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!

Kid's Christmas Party Thank You!

A BIG “Thank You” to Julie Andrews for spearheading this year’s event and to all the volunteers who helped make this year’s Kid’s Christmas Party a joyous community event.

Thanks also to Santa (Dave Malaspino) for arriving on his sleigh and having his picture taken with the kids. Thanks also to his Elf (Sandi Marsh’s sister) as well!

And yet again, a big, big thank you to our wonderful Griffin Fire Department for bringing Santa to us in the sleigh!

Many kids and adults enjoyed tasty treats, crafts, photos with Santa, and time to connect with neighbors. Thank you to everyone for participating and helping to make Carlyon beach a neighborly place to live!

The Events Group



VOLUNTEERS NEEDED

The Events Group of CBHA organizes events for all our community members. We need more volunteers to keep putting on our fun events such as the Annual Easter Egg Hunt, 4th of July Parade, Children's Santa Party and many other events. We meet on the 2nd Tuesday of the month but are open to other times as well. If you cannot attend meetings, you could just volunteer to help with an individual event. Even if you just have ideas for new events or would like to chair one event, we will welcome you.

In order for us to keep planning and sponsoring community events we need to increase our membership. We also need new ideas for events for both adults and children as well as informative gatherings for all.

For more information or for your ideas, please call Colleen Weston, Events Chair, at 206-755-9367. Our next meeting is January 13, 2026 at 1:00pm at the clubhouse.

WE NEED YOU! COME JOIN! NEW TO THE COMMUNITY – COME MEET NEW PEOPLE!

BEEN IN THE COMMUNITY FOR A WHILE – BRING NEW IDEAS TO THE GROUP!

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.

January at CBHA

2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 OFFICE CLOSED	2 New Parking Stickers Available!! Architecture Cmty 10:00 AM	3
4	5 Quilter Group 10:00 – 3:00 PM	6	7 Koffee Klatch 12:30-2:30 PM Marina Cmty 6PM	8	9	10
11	12 Quilter Group 10:00 – 3:00 PM	13 Events Cmty 1 PM	14 Crafters Group 1-4PM	15 Library 1-2PM Parks Cmty 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