

Carlyon Beach HOA | February 2025 Community News

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CBHA Trivia

(Answers on page 2)

Q1: How long does a flag fly at half-mast after the death of a President?

- A: 15 days
- B: 30 days
- C: 45 days
- D: 90 days

Q2: Which holiday sees more floral purchases?

- A: Easter
- B: Mother's Day
- C: Christmas
- D: Valentine's Day

Consider Running for the Board

The board of trustees will have 3 open seats next year (June 2025 – May 2026). Our community relies on the board to provide oversight of essential community work. We are looking for people with skills in these areas:

- Project Management
- Familiarity with reading and understanding state, local and federal regulations.
- Comfortable with modern business software (MS Office).

If you have questions about what it's like to serve on the board of trustees, please reach out to a current board member. Together we can ensure our community remains a healthy and thriving place to live and invest.

Grant Writer Wanted

Do you know your way around a grant? Willing to donate your time to your community?

We are looking for a grant writer that will help us evaluate a few very attractive ideas that are outside our volunteer knowledge. Please reach out!
(board@carlyonbeachhoa.com)

From the Board...

This last month has been very busy here at CBHA. Our top priorities last month were tackling the Marina insurance claim (see Marina Committee section), preparing defense against allegations of failed bio-swales (see the Open House recap for more), and working on the Water Source Approval (see update in Water Committee section).

The Clubhouse will get new flooring and fresh paint in the next month or so. A big thanks is due to the young men who came out and donated time to repair the flow box damaged by a car accident late last year. Thank you!

You may see a new face around the community. Last month we said goodbye to our employee Curtis who took a new opportunity. We quickly hired Brandon who has joined our crew and is learning the ropes here at Carlyon Beach. Speaking of our crew, we have gotten some disappointing reports of dangerous driving around our crews. We have outfitted the crew with high visibility gear and caution cones to ensure you see them when driving near their work. We must all slow down, respect the speed limit (20 mph), and be patient when driving near the crews.

It isn't Spring quite yet, and we anticipate that winter will show up soon. Please insulate your hose bibs, insulate your vents, and take precautions to avoid frozen pipes.

Your Voice Matters...

Please take this quick, 1 minute survey to tell us if you would be inclined to see our billing due dates change from the last day of the month to the 25th. Please respond by February 28th.



This change would allow billing cycles to normalize so accounting staff can close the books before statements are printed and sent. It would reduce inaccurate statements due to payments received at the end of the month that are not reflected on your bill. However, to do this, we will need to update our by-laws. The change requires a majority vote of all eligible voters during our annual voting session. We would like to know if there's broad support or opposition for this type of change. Please let us know by taking this survey. You can vote through the online link or through the office (call, visit, or e-mail).

🔔 Reminders 🔔

Respect Stop Signs. Our stop signs are thoughtfully placed for your safety. Please be sure to come to a complete stop before proceeding. This month we've received several reports of 'close calls.'

Avoid Parking in Bioswales. Keep Bioswales clear! Please be mindful not to park on bioswales. Parking on bioswales results in bioswale damage that impacts their ability to properly filter rain and runoff. If the catchment to your bioswale is blocked by leaves or debris, please feel free to remove that loose material to ensure that water continues to flow.

Winter home maintenance reminders:

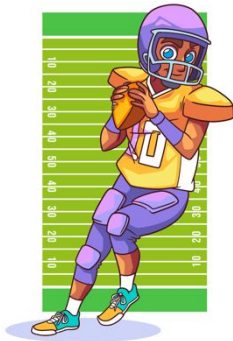
- Clean your meter box
- Insulate hose bibs
- Plug foundation vents
- Insulate exposed pipes

Do you mail in your HOA Dues Check? Take note of the new PO Box! From the top of your Vantage bill: "Soon we will be transitioning to a new lock box (payment processing center), located in Seattle, WA. Please pay close attention to all correspondence you receive from our office as the new lockbox address to mail your HOA payments will soon be provided. This is very important, especially if you have an automatic bill pay set up with your bank as you will need to update the mailing address to ensure your payments are received by the correct lockbox and posted to your account. If you should have any questions, please e-mail our accounting department at accounting@vantagecommunities.net."

Dog Etiquette: Please be sure to always keep dogs on leash. Loose dogs can easily become a danger to those walking or driving by or become spooked by a deer. Please also remember to pick up your dog's business. The community provides poop bags at several convenient locations to help ensure our community stays dog poop free! Thank you for your help!

Super Bowl Football at the Clubhouse

The clubhouse will be open and the TV set up to watch the Super Bowl, Sunday, February 9th. All are welcome to come by (it's BYOB – bring your own beverage) and a nibble to share.



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/>



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.

Join us for No Fee Exercise Class

On Tuesdays and Thursdays, Lisa Krupp, a certified group fitness instructor, leads free exercise groups. The groups meet in the clubhouse during these cold winter months. 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

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.

Come to the meeting (2nd 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

No update this month. Any questions can be directed to the office (memberservices@carlyonbeachhoa.com).

Water Committee

The Source Approval, the approval we need to begin using our newest well, is moving along. The Office of Drinking Water (ODW) gave us 8 comments to address for source approval. CBHA is responsible for relocating the porta-potties and the dumpsters 100 ft outside of the Sanitary Control Area surrounding our well location.

We have 2 viable sites to relocate these away from well #3 and are working to get this done. The other comments are being addressed by Northwest Water Systems (NWS). Once they have the information on the make and model of a pitless adapter and well cap, they will submit all the requested information to ODW. NWS feels that once the comment submittal is received it could take 3-4 months for well #3 to be approved depending on where it is in the (Water cont.) queue. We are working to define the timeline for

Parks Committee

As part of the long-awaited Kayak rack maintenance efforts, we request that all Kayaks and other vessels at the Kayak racks must be removed by **February 20th**. The vessels must be cleaned before returning them to the refreshed and repaired racks. If a member needs help removing vessels to their home, please let the office know. The office will compile a list and present it at the parks committee meeting February 13th at 6pm to discuss details, make suggestions, and compile a volunteer list of those members who could help other members get their vessels home. Maintenance MAY be able to help depending on their workload. Thank yo!

Marina Committee

It appears our Sea Lion friends are starting to move along. Chuck Thrapp, Trustee assigned to the Marina, has worked diligently to find a safe and Fish and Wildlife approved approach to detour the Sea Lions from using our docks. Now we are turning our attention to repairing damage left by the (Marina cont.) Sea Lions with hopes of completion before

completion of the work mentioned above and will share as soon as we can. Our hope is that those last details should only take a few months.

The Water System Plan (WSP) Approval is dependent upon the source approval. NWS has been reworking the WSP based on the comments submitted by DOH previously mentioned. CBHA will hold a community meeting to discuss our Water Use Efficiency goals. The Open House will be held on 2/11/25 at 6pm. The Board will ratify the goals on 2/25/25. There is no potential date for acceptance of the WSP currently.

In other water news, we continue to make progress on installing meters throughout the community. 7 new meters have been installed. We are also installing a coliform sample station on Island Drive. Finally, we are also looking into ensuring we have current communication with the Griffin Fire Department for immediate and safe access to filling their water tankers in case of a fire.

Thank you for your continued patience!

Open House- Alleged Bio-swale Failure Lawsuit Meeting Report- Submitted by Kiffani Iverson, CBHA President

On Thursday, January 16th an Open House to discuss the work currently completed and any open questions from the community was held at the Clubhouse. The board, our attorney, and 26 community members were in attendance. Thank you for your support and the productive conversation. The following is an overview of our discussion that evening.

The lawsuit alleges that CBHA owned bioswales contributed to filtering failure, ultimately resulting in fecal e-coli (alleged to be deer origin) into the Sound. Suit has been separately filed against Thurston County with similar allegations. We do not agree with these allegations and are working with General and Outside Counsel to defend our position.

Some high-level questions about safety were asked. We want to reiterate that our drinking water is safe. In fact, pretty darn good! Any alleged surface level e-coli would not be able to penetrate the hundreds of feet of clay and other geological substrate protecting our water sources.

The current board cannot speak to the extent of the previous board(s)' knowledge of a possible lawsuit. Our current board did not know about this until we received an intent to file suit in November, at which point we swiftly executed our due diligence to mitigate risk, respond responsibly, protect our collective assets, and communicate to the community. We intend to walk through this together with your best interest always center of our hearts and mind.

During our meeting on the 16th, we covered the CBHA response actions to date.

Nov 2024

- CBHA received the intent to file lawsuit.
- Board met to define strategy- Assigned two POCs (Kiffani (President) and Barb (Vice President))
The board has agreed to take a project management approach. Kiffani and Barb will act as the core contacts with a team of various supporters. In addition to counsel, they will manage communication with our community manager (Mike), our insurance company, and any other contacts as needed. The board is supporting as needed to tackle various tasks. A routine internal communication cadence has been established.
- Board notified general counsel.
- General counsel contacted the shellfish general counsel and notified receipt and efforts to work with the impacted party.

December 2024

- CBHA notified insurance broker of threat of a lawsuit.
- CBHA working with 3rd party experts on Bioswale Engineering.
- On the 24th, lawsuit filing served to CBHA and County.
- County counsel and general counsel both filed appropriate notice of representations with the Court.
- Claim opened on lawsuit with CBHA's insurance.

January 2025

- Insurance assigned defense provided and notice of intent to represent CBHA received.
- Community Open House held

the summer arrives. One last note about Sea Lions, it is a criminal offense to intentionally hurt the Sea Lions. Unfortunately, we have seen evidence of such attempts and have promptly removed them. Any known efforts will be reported to law authorities.

The board approved opening an insurance claim with our insurance provider to repair damage from the Sea Lions. We have also verified our existing permits and work window for A dock repair. We successfully expanded the permit to include some additional portions of dock that will need repaired. We are currently waiting for the insurance claim to progress enough for us to give our vendor the green light to get in and begin repairs.

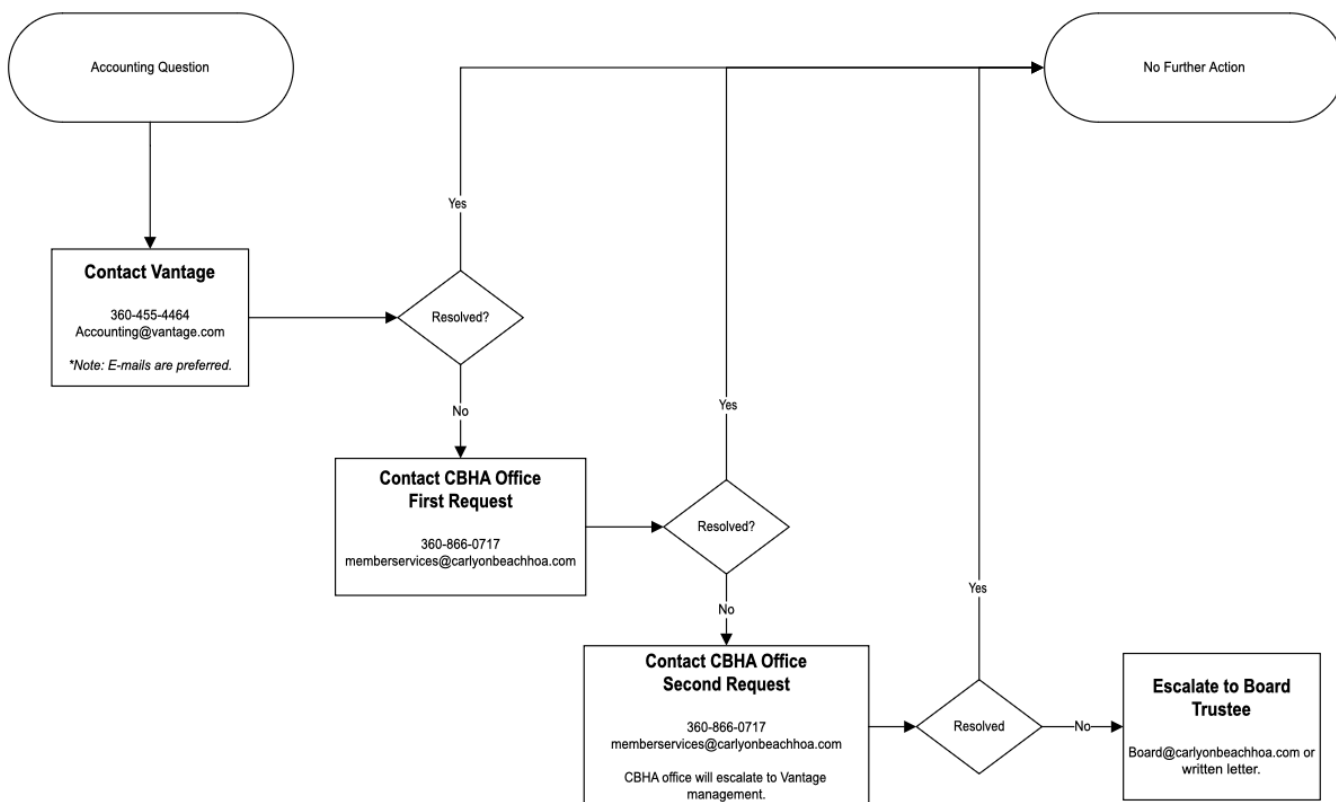
On behalf of the board, and our boating community, thank you, Mr. Chuck Thrapp for all of the effort and the support.

Our next steps include convening with counsel. During the Open House, our attorney reiterated that we are in early stages. We are beginning discovery now and welcome any thoughts from the community. We have already received some great thoughts and research completed by community members which we have shared with our defense team. Should you also want to contribute, please commit your thoughts to writing and send them to board@carlyonbeachhoa.com.

Finally, the entire board wants to share our gratitude for the respectful and productive conversations we are having collectively on this issue. We will continue the conversation as information becomes available.

What You Need to Know to Resolve Accounting Questions

Accounting questions come up, and we'd like to offer you this quick reference guide on the escalation path to get those resolved as soon as possible.



While we understand accounting questions come up, we have noticed some common trends. Here are some tips to avoid common accounting challenges.

Common Challenge	How to Avoid
Check is not applied to the account or applied to the wrong lot.	Ensure all checks include your Vantage account number(s) and payment allocation in the comment line.
Statement doesn't include check issued at end of the month	CBHA payment due date is end of the month, however, Vantage must close their books by the 25th. To ensure the payment is posted try to pay before the 25 th of the month.
Collections payment did not clear account balance.	If your account is in collections and an intent to lien has been issued, neither CBHA nor Vantage can take your payment. Payments must be made to the lien attorney including attorney fees. Vantage cannot update your account without release from the lien attorney.
Not receiving statements	If your account has been past due and is referred to collections, you will no longer receive communication from Vantage. Instead, you must work with the lien attorney.

Finally, if your account has been referred to the collection process handled by our attorney, please note that neither Vantage nor CBHA (staff or Trustees) are able to discuss the matter directly with you. You must pay your balance including collection fees to the collecting attorney before your collection case (and lien, if applicable) can be closed.

February

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 Exercise 10:00 AM Seated Exercise 11 AM	5 Koffee Klatch 12:30- 2:30	6 Exercise 10 AM Seated Exercise 11 AM	7 Architecture Cmty 10:00 AM	8
9 SUPER BOWL AT THE CLUB- HOUSE!	10 Quilters and Yarn Arts 10:00 AM – 3:00 PM	11 Exercise 10:00 AM Seated Exercise 11 AM	12 Marina Cmty 6 PM	13 Water Cmty 1-3 Parks 6 PM Exercise 10-12 PM	14	15
16	17	18 Board Workshop 6:00 EXERCISE CANCELED	19	20 Exercise 10-12:00 PM Library 1-2	21	22 Clubhouse Rsvd.
23	24	25 Exercise 10- 12:00 PM Board Meeting 6PM	26	27 Exercise 10-12:00 PM	28	

Notes:

March

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1
2	3	4 Exercise 10:00 AM Seated Exercise 11 AM	5 Koffee Klatch 12:30-2:30	6 Exercise 10:00 AM Seated Exercise 11 AM	7 Architecture Cmty 10:00 AM	8
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16	17	18 Exercise 10:00 -12:00 PM Board Workshop 6:00	19	20 Exercise 10:00 -12:00 PM Library 1-2 PM	21	22
23	24	25 Exercise 10:00 -12PM Board Meeting 6 PM.	26	27 Exercise 10:00 AM Seated Exercise 11 AM	28	29
30	31					