

Carlyon Beach HOA | January 2025 Community News

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CBHA Trivia

(Answers on page 2)

Q1: When did the New Year's Eve ball first drop in New York's Times Square?

A: 1969

B: 1928

C: 1907

D: 1987

Q2: In Scottish traditions, who do you kiss at midnight?

A: Your sweetheart

B: Everyone in the room

C: Your dog

D: Your family

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.

From the Board...

As we look ahead to another year in our beautiful community, the Board of Trustees is pleased to share several important updates with you. We want to thank everyone for your continued support and engagement as we work together to maintain and improve our neighborhood.

Marina Repairs Update: As many of you are aware, our marina was recently damaged by sea lions, which impacted the structure of the A dock. We want to reassure the community that the repairs are currently being evaluated as part of an insurance claim. We are working closely with our insurance provider to ensure that the repairs are completed promptly and to the highest standards. We'll continue to keep you informed as this process moves forward.

Community Garden & Retention Pond Fence Repair

Completed: A big thank you to our hardworking Carlyon Crew for their dedication in completing the repairs to the fence surrounding the Memorial Community Garden and retention pond. The new fencing not only enhances the appearance of these spaces but also ensures their continued safety and function. We appreciate everyone's patience during the project.

New Rules and Regulations: As part of our ongoing efforts to maintain a positive and well-organized living environment, the new rules and regulations are now officially in effect. We encourage all homeowners to review the updated guidelines, which are available on our website. These updates reflect input from the community and will help guide our shared spaces and interactions moving forward.

A Happy New Year: On behalf of the entire Board of Trustees, we would like to wish each of you a very Happy New Year. We are excited for what 2024 will bring and look forward to working together to make our community an even better place to live. Check out our New Year's Resolutions!

Here's to a year of growth, cooperation, and shared success!

🔔 Reminders 🔔

Avoid Parking in Bioswales. Keep Bioswales clear! Please be mindful to not 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.

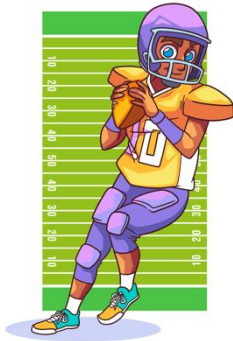
Insulate Hose Bibs and Exposed Water Lines. It's that time of year, please insulate your hose bibs and any exposed water lines to reduce possible frozen or burst pipes in the cold weather.

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!

Football Sundays at the Clubhouse

The clubhouse will be open, and the TV set up to watch our Seahawks for a few weekends this winter. All are welcome to come by (it's BYOB – bring your own beverage) and a nibble to share. Mark your calendar for the following Sundays!



- Sunday, January 19th
- Sunday, January 26th
- Sunday, February 9th- SUPER BOWL

Halloween and Craft/Bake Fair Update!

What a festive time! Thank you for everyone who participated in the Halloween costume and decoration contest. We saw some great costumes down at the club house, despite the rain. And our trick or treat map was a hit!

Another year of Craft and Bake Fair is in the books! Thank you to the volunteers who made the event possible and for all the support throughout the event. We have some very impressive artisans and bakers in the community!

Carlyon Beach Merch



Our dedicated community events group is still selling t-shirts, sweatshirts, and a new 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.

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/>

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

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.

Holiday Party Update!

Thank you to all of the volunteers who made a magical Santa Party a reality each year! This year Santa couldn't make it, but we had several community members come in to tell Mrs. Clause what they hoped for this Christmas.

Architecture Committee

Thank you to Colleen who led our regulatory review and supported the committee's proposed updates to the rules and regulations. The committee will have more guidance to share after the rules are formally adopted.

Water Committee

No updates ready this month... stay tuned for announcements via website, e-mail, committee meetings (minutes posted on website), and board meetings/workshops.

Parks Committee

This year we will be preparing our kayak storage and rack areas for a much needed deep clean, rack repair, and refresh of our leases. We suspect there may be many kayaks that have been abandoned or forgotten. Maintenance is needed in the area. Stay tuned for details.

Marina Committee

Sea Lions, Sea Lions, Sea Lions!!! If we say it loud enough and enough times, and maybe click our heels together, they will move along. Many in the community have mixed responses. It is fun to see the wildlife so close. Others cringe each time we see or hear the giant animals on our dock. Wherever you land, we all hope the sea lions will move along soon.
(Marina cont.)

At last month's board meeting, the board voted to initiate our insurance claim process to support the financial burden of repair or replacement of the A dock. The Marina committee and the board are working closely to continue to mitigate damage and move forward with our dock repairs. The good news is that our Permits for Dock A have been completed, and even expanded to include new portions of the dock that has been damaged. We also have confirmed the allowable work window will support on-going work in hopes of being ready for spring boaters. We will keep everyone updated as work progresses.

5 CBHA New Year's Resolutions

The new year is a great time to reflect on our hopes and goals for the coming year. This board has also taken the time to reflect on the year and have made 5 resolutions this year.

1. Begin Next Year's Budget Review, now!

Budget has been a key priority for this board. As we look forward, our budget philosophy is to start as early as possible so we can thoroughly identify the highest priority capital expenses for next year. Our long-term water system plan does include annual water service fee increases, so expect a small increase there. However, our goal is to keep dues, fees, and assessments as low as possible.

2. Begin work for the Annual Meeting, now!

It's not too early for this board to be thinking about our annual meeting held in June. That meeting will focus on annual community updates, financial status, and our annual election. We have three seats open for next year's board of trustees. Please begin thinking about how you could contribute to the community as a board member. Have any questions? Please reach out, we are happy to answer them.

3. Revisit the 10-year planning.

This year the trustees have done a deep dive on our infrastructure (water system needs, wastewater system, roads, marina, community amenities, etc.). As a result, we have a long list of maintenance and repairs needed, and in some cases mandated by the regulator, for the next 10-15 years. In addition to delivering a budget for the community, we will also deliver long-term capital project list and our recommendation for how to get there.

4. Hold informational community meetings.

Board meetings and newsletters are not the only way we can come together to address community needs. Last year we held an additional meeting for the Rules and Regulation updates to ensure all voices were heard during that process. This year we will keep it up. There are two upcoming informational meetings, stay tuned for more information.

5. Drive community engagement.

I know it's hard to see it now, but spring is coming! Submit your ideas for a Spring Carlyon Cares Day as we get our parks and community assets ready for the "busy" season. Reach out to the office (memberservices@carlyonbeachhoa.com) to share any ideas with the board.



Changes to the Dog Park

We have officially made changes to the dog park. Beginning on January 1, 2025, a new lock has been installed at the dog park and an annual fee of \$20 has been implemented. This annual fee is for maintenance of the dog park throughout the year. Additionally, a new application and waiver/release of liability form is needed to obtain a key to the new lock. The new forms are necessary to update the records and email list of those using the dog park so we can notify users of any changes or necessary closures to the park. Forms will be available at the office on December 1, 2024. Once the forms are submitted and approved by the dog park committee, payment of the annual fee will be managed by the office. If you would like more information, please contact Lisa Krupp (360-259-7374) or Judy Vandervort (360-870-2597).

January at CBHA

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
			1 NEW YEARS DAY – OFFICE CLOSED	2 Exercise 10- 12:00 PM	3	4
5	6	7 Exercise Canceled	8 Koffee Klatch 12:30 – 2:30 Marina Cmty 6 PM	9 Exercise Canceled	10 Water Cmte 1-3 Parks Cmte 6 PM	11 Clubhouse Rsvd.
12	13 Quilters and Yarn Arts 10:00 AM – 3:00 PM	14 Exercise Canceled Board Workshop 6 PM	15	16 Exercise Canceled Special Board/Comm unity Meeting Details TBD	17	18
19 Football 12:00 PM	20	21 Exercise Canceled	22	23 Exercise Canceled	24	25
26 FootBall 12:00 PM	27 Quilters and Yarn Arts 10:00 AM – 3:00 PM	28 Board Meeting 6PM Exercise	29	30	31	

Notes:

February at CBHA

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	8
9 SUPER BOWL	10 Quilters and Yarn Arts 10:00 AM – 3:00 PM	11	12 Marina Cmte 6 PM	13 Water Cmte 1-3 PM Parks Cmte 6 PM	14	15
16	17	18 Board Workshop 6 PM	19	20	21	22 Clubhouse Rsvd.
23	24	25 Board Meeting 6PM	26	27	28	

Notes: