

Carlyon Beach HOA | March 2025

Community News

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CBHA Trivia

(Answers on page 4)

Q1: What is the leprechaun's occupation?

A: Thief

B: Shoemaker

C: Farmer

D: Gold Miner

Q2: What is a traditional meal eaten on St. Patrick's Day?

A: Fish and Chips

B: Bangers and Mash

C: Corned Beef and Cabbage

D: Shepard's Pie

Water Conservation Tip of the Month

CBHA is a private water utility. As a community, we have an on-going commitment to water conservation. We will explore water conservation tips each month!

**Note: There is no water shortage, these are just good tips for our community!*

Ask yourself what you can do to eliminate wasteful practices? **Use only what you need!**

Is your toilet leaking or faucet dripping? If yes, then stop wasting water and fix it right away—or have someone fix it for you.

Do you leave the water on when brushing your teeth or doing the dishes? If yes, make a conscious decision to stop wasting water. Change your habits and turn it off.

Did you really need that much water to accomplish the task? No matter what it is you're doing, always ask yourself if you need that much water. Stop water waste!

Source: Washington State Dept. of Health

From the Board...

We hope everyone has had a great start to 2025. We continue to be busy here on the board, but we want to pause to thank those community members who have attended meetings, sent in ideas and resources, and have worked hard to contribute to making our community the best it can be.

This month we are starting budgeting, planning for spring, and preparing for the annual meeting in June.

As CBHA looks into the future, we are committed to managing our water system the best we can. Part of that is to become the best water consumer we all can be. You will notice a new section in our newsletter, the **Water Conservation Tip of the Month!** Check out the Water Committee Report for more information on water conservation planning.

The Board of Trustees is also seeing an organizational change this month. Our President, Kiffani Iverson, has taken a new opportunity with her employer and is relocating to Washington DC. We are excited for her continued career success and wish her the best! She will be transitioning active presidential responsibilities to Barb Quick, Vice President. As she will continue to be a member of CBHA, she will remain active on the board for the time being and will continue to lend her expertise to support CBHA. The board is committed to using Zoom more for daily operations. Thank you for your work, Kiffani!

We know many are keen to hear updates regarding the current bioswale lawsuit. We do not have an update to share this month. We will continue to keep the community apprised as details become. Recent conversations with our legal counsel indicate this may take a year. Thank you for your continued patience and support while we work to resolve this issue.

Our board remains concerned about speeding and not respecting our stop signs. Many community members continue to observe dangerous driving behaviors. Please stop at all stop signs to protect the safety of our community, especially our kids. CBHA prides itself on being a safe space to learn and grow as a youngster, let's all commit to keeping our streets safe!

Finally, signs of spring are beginning. We have a pair of foxes spotted off Island Drive and otters have been seen out and about on our waterfront. Check out this newsletter for some guidance on how to stay safe living near the coyote population.

🔔 Reminders 🔔

Save the Date! The CBHA annual meeting is June 14th, 2025. Mark your calendars to join the annual meeting in-person this June at the Griffin FD Station 13-2 (the one closest to here by Rignal Hall). **New this year**, we will be offering you the opportunity to pick up your packet at the clubhouse and opt-out of mailing to save the association postage costs. More details to follow on packet readiness!

2025 vehicle stickers and guest passes are available at the office. Please stop by and pick them up asap!

No dogs in the park. Please stop at the office and get a man gate key to take your dog through to the beach. Taking your dog through the park is not allowed. The key to the man gate is a small yearly fee of \$25.00.

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 have any questions, please e-mail our accounting department at accounting@vantagecommunities.net."

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/>

McLane Creek Woods Trail Ease Into Spring with an Easy Hike

Try this 1.9-mile loop trail near Olympia, Washington. Generally considered an easy route, it takes an average of 42 min to complete. This is a very popular area for birding, hiking, and running, so you'll likely encounter other people while exploring. The trail is open year-round and is beautiful to visit anytime. Dogs are welcome but must be on a leash. (Alltrails.com)

1.9 mi
Length

144 ft
Elevation gain

0 h 42 m
Estimated time



McLane Creek Nature Trail, Olympia, WA 98512



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 merchandise at any of our upcoming events, at the office or reach out directly to Marcia Rugg (206-200-5536) for more information.

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 is an update on all the work our committees have done this last month.

Events Committee

Would you like to make new friends and bond with your community? We'd love your help!

Carlyon Beach has many opportunities in the community for volunteering to help with an event or social function, be on a committee or run for the board. We are all busy people, with family or kids or a job, and our CBHA board and events only function with the help of volunteers. The Events Group or the Parks and Rec committee sponsor community childrens events like the Easter

Egg Hunt, Children's Christmas Party, 4th of July parade, and other functions. We would love anyone, young or old, to volunteer to help with these events. You do not have to be on the committees to volunteer and we need YOU to keep these fun annual events going. Come to the meeting (2nd Tuesday of the Month, 1 pm) or call/e-mail with ideas for events for our community.

Check the list of annual events Carlyon Beach has on the calendar for this year. You can volunteer for one of these events or if you have suggestions for events you would like to see in the community, please let us know. Call or e-mail Colleen at 206-755-9367/dragonfly@jonav.net.

Architecture Committee

The Architecture Committee has been meeting the first week of the month and has several project reviews. Any questions can be directed to the office (memberservices@carlyonbeachhoa.com).

Water Committee

The Source Approval Plan was submitted to the Department of Drinking Water on 1/30/2025. We have been informed that it could take 2-3 months to get the results.

On February 11th we had a Town Hall Meeting to choose four goals for our Water Use Efficiency Program. **Goal #1**, which is community education on water

conservation measures. This is something we are required to do annually to use our water more efficiently. We look forward to working with all of you to develop this goal.

Goal #2 is to switch from a flat fee to a metered rate for water usage. We are developing a pilot program to determine the most efficient and economical way to read meters before activating the program. **Goal #3** is to continue calibrating source and service (residence) meters. **Goal #4** is to notify residents of possible leaks based on data from reading meters. Our Water Use Efficiency Program will be more accurately monitored and maintained when the meters are being recorded. The Board will vote on the WUE Program on February 25th at the Board Meeting and then submit it to Northwest Water Services to include in the Water System Plan.

A special thank you to all the community members for insulating your pipes to help us get through the long February cold spell.



Parks Committee

On February 15th the Parks and Rec committee held the "We Can Help You Day" at the boat launch. A huge thanks to Shelly, Jodi and Dave for jumping in and helping those who needed it to get their vessels to their homes.

February 20th was the deadline for all vessels to must be removed from the boat racks for long-awaited refurbishment, repair and the probable rebuild of Rack B. The tentative plan for Rack B is to remove it and rebuild it. At the park end, it may be 3 bays high and it will be placed further away from the bulkhead for easier access to both sides. On the driveway/parking side, the strip along the front of the racks will be lined with bark for ease of moving kayaks to the launch area. Rack A will have bark in front as well! Stay tuned for updates as we move along with the repairs etc. Thanks to all who made the effort to get their vessels out early!

The inside of the clubhouse is almost finished with paint, thanks to Dianne, her daughter Ann, Debbie, and Nancy as well as our maintenance crew who have helped immensely. After the painting will be the new flooring installation. We are hoping to have all inside work completed by the first part of March.

Marina Committee

Last month we submitted all the Sea Lion claim documentation to the Insurance provider. We are now waiting for an adjuster to visit our dock and move forward to an approved claim that will allow us to begin work on repairs. We are still hopeful we can get the A dock repaired before the boating season, but timing will be tight! All your positive thoughts are appreciated as we work to get everything ready for summer!

EASTER

Our annual Easter celebrations are volunteer driven events. Participating families are needed to help support the continuation of this event. Please reach out to Dianne Bradford (treasurer@carlyonbeachhoa.com)

EGG HUNT!

We will be doing Our annual Easter Egg Hunt on Saturday April 12, 2025, at 1:00 at the Clubhouse and Park.

CANDY DONATIONS

We need candy to fit in small eggs and be preferably not chocolate (it melts). Then join the fun of stuffing the eggs on April 11 (5pm at the Clubhouse). We need volunteers so that all the kids can have a good hunt!

EASTER BONNET CONTEST

Get your crazy or pretty bonnets ready for the Bonnet contest!! Contest will be held April 12, 2025, at 12:30 at the Clubhouse. Prizes will be awarded!!



The Key to Organizational Continuity - Vantage Community Management

Most CBHA members have become familiar with Vantage Community Management (“Vantage”) because of their monthly engagement for accounting purposes. However, the services provided by Vantage C are far more. Vantage has a pivotal role in alleviating pressure on the volunteer board and offering countless foundational benefits. The scope of work for Vantage includes; accounting, consulting, guidance to the board on legal and regulatory requirements for HOAs, administrative support for board and committees, and business item management.

The board of trustees oversees the scope of work performed by Vantage. Here are some of what our Board of Trustees believe is the most value provided to CBHA.

Cost Efficiency and Resource Optimization

Access to Expertise: Hiring full-time professional staff to manage the full scope of work within the Vantage contract is cost-prohibitive for CBHA. Vantage provides access to specialized expertise at a fraction of the cost of hiring full-time employees maximizing the resources available to the community. We are saving 60% of the salary previously paid to our full-time community manager.

Shared Resources Across Clients: We benefit from the shared services that Vantage offers to their other clients. Offering shared services reduces costs significantly (for example, technology platforms, back-office operations, or accounting services).

Reduced Volunteer Burden

Relieving Trustee Overload: Volunteer boards often face overwhelming responsibilities, especially when tasked with overseeing multiple functions, including regulatory permits, finance management, legal engagements, and annual organizational deadlines. By delegating key functions like day-to-day operations, staffing, and administration to Vantage, CBHA trustees can focus on their core governance duties and strategic direction, rather than being overwhelmed by operational demands.

Dedicated Staff to Support Operations: CBHA is supported by Vantage’s dedicated team to handle the operational workload (e.g., administration, regulatory requirements, and accounting). This helps distribute the burden away from board members, allowing them to work more effectively and avoid burnout.

Professional Expertise and Stability

Experience in Governance and Management: Vantage brings a team of professionals who are experienced in managing HOAs, ensuring sound governance practices, and creating strong operational structures. Their expertise can help fill the gaps that the board is struggling to address, such as organizational leadership, compliance enforcement, and strategy implementation.

Organizational Continuity: It is essential to ensure that there are no gaps in long-term initiatives and operations despite annual leadership changes. Vantage offers a steady hand to guide CBHA through leadership transitions, ensuring the mission remains intact and operations continue. One recent example was in the last board transition, the Marina management handover did not identify our out-of-date permit with the Fish and Wildlife. Vantage identified the gap and facilitated swift resolution.

The Vantage contract is reviewed annually by the Board of Trustees and performance is reviewed monthly. As with all operational process changes, the transition from a directly employed community manager to a third-party manager has not been without growing pains. However, the impact of cost efficiency, making serving on the board more accessible through reduced volunteer burned, and long-term organizational continuity is invaluable to CBHA.

Consider Running for the Board

The board of trustees will have three 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:** Providing routine and transparent status updates to the community and board. Engaging with the right stakeholders to ensure timely progress for key community projects.
- **Regulatory Experience:** Familiarity with reading and understanding state, local and federal regulations.
- **Basic Technical Skills:** 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. Barb Quick, our out-going VP, says, “My experience on the CBHA 2024-25 Board of Trustees was a great opportunity to meet more community members and help improve our community.” Dianne Bradford, current Treasurer, shared that her experience this year could be summed up as, “Working with a good group of people as a team.”

Together we can ensure our community remains a healthy and thriving place to live and invest. Applications are available now on our website, at the Clubhouse Office and included in this newsletter. **Applications are due by April 2nd.**

CBHA Well Project

Richard Allard

Water Trustee

TASK	ASSIGNED TO	PROGRESS	START	END
Source Approval Revision				
Sanitary Control Area- Move Dumpster and Porta Potties out of the Control Area (Define Plan)	CBHA	70%	12/10/24	3/4/25
Identify make and model of the pitless adapter and well cap for Well #3	American Pump	100%	12/10/24	1/31/25
Describe how and where Well #3 will be tied into the existing distribution system.	NW Water	100%	12/10/24	1/31/25
Provide bacteriological history for Well #3.	NW Water	100%	12/10/24	1/31/25
Update Water Right Self-Assessment (WRSA)	NW Water	100%	12/10/24	1/31/25
Pull and use updated Susceptibility Assessment Survey	NW Water	100%	12/10/24	1/31/25
Submit Updated Source Approval	NW Water	100%	1/30/25	1/30/25
Obtain Final Approval from Office of Drinking Water	CBHA / Thurston County	0%	1/30/25	4/30/25
Water System Plan				
Water Use Efficiency Program Townhall	CBHA	100%	2/11/25	2/11/25
Board Approval of Water Use Efficiency Program	CBHA	0%	2/25/25	2/25/25
Develop budget	CBHA	0%	2/21/25	4/1/25
Submit Water System Plan	CBHA	0%	4/30/25	9/30/25

Source Approval Revision (Update):

The on-going work to finalize approval of the new well (Source Approval) continues to make progress. In response to the November guidance from Thurston County, we have completed or are completing (with estimated completion timeline of March 4th), all follow up tasks needed to submit the Source Approval. Based on our experience, our best estimate for Source Approval is April 30th, 2025. This will allow CBHA to begin using water from our new well and will unblock submission of our Water System Plan.

Water System Plan (Update): The Water System Plan is pending the completion of the Source Approval. However, we can still begin actioning key components of the plan including our Water Use Efficiency Program (See the Water Committee Report). We anticipate that we can submit our Water System Plan after the Source Approval on or around April 30th. From that time we anticipate approx..7-9 months for approval.

Guidelines About Coyotes

Submitted by Community Member, Lyle Morgan

Coyotes are most frequently seen and heard during mating season (January-March) and when juveniles start leaving the family pack (September-November). Coyotes are naturally timid animals and will usually flee at the sight of a human. If they linger or approach, it's time to begin "hazing." This is a term applied to the following actions that can be taken to scare coyotes and chase them away:

- Be as big and loud as possible. Do not run or turn your back.
- Wave your arms, clap your hands, and shout in an authoritative voice.
- Make noise by banging pots or using an air horn or whistle. These sounds can also alert the neighbors.
- Throw small stones, sticks, tennis balls or anything else you can lay your hands on. Remember, the intent is to scare and not to injure.
- Spray with a hose, if available, or a squirt gun filled with water and vinegar.
- Shake or throw a "coyote shaker"—a soda can filled with pennies or pebbles and sealed with duct tape.

The effects of hazing may not last unless all food attractants are permanently removed.

Hazing should never be attempted if the coyote is accompanied by pups or appears to be sick or injured.

Some coyotes may freeze and stare or run a short distance and stop. Hazing should be continued until the coyote gets the message and finally leaves the scene. Hazing can work whether the encounter is with a lone coyote or a small pack. If the leader retreats, the rest of the pack will follow. If the coyote refuses to retreat or returns to the area despite persistent hazing, it may be due to the fact that someone is feeding coyotes nearby.

Small pets and children should never be left unattended, and dogs should always be walked on a leash. Problems are more likely to occur when the animal is out of the owner's control. If a coyote approaches, pick up the pet or child, then start hazing. If the coyote does not leave, back away slowly while continuing to haze and go indoors if possible. Any aggressive behavior should be reported to the local police or animal control officer.

(Coyote cont.)

Protecting Your Home

Even if a coyote doesn't attack your dog, they could still transmit diseases to them if they're carrying one. These could include anything from mange, fleas, ticks, and worms to distemper, rabies, and parvovirus.

Add Coyote-Proof Fencing to Your Yard

Invest in one that's solid, at least 6 feet tall, and buried in the ground at least 18 inches, since coyotes are amazing diggers. At the top, you need to put something that will stop even the most athletic coyote.

Light Up Your Yard at Night

Install motion-sensor lights that are pointed outside your fence line. That way, if a coyote does come around, the light will turn on before they get into your yard. The light will make most coyotes turn back.

Pick Up Poop and Trash

Your dog's feces can attract coyotes to your property. Cleaning up poop can lower the risk of attracting a coyote. Coyotes will also eat fallen fruit, so picking up any windfalls is a good idea. Avoid leaving trash outside in bags.

Don't leave food out

Keep food indoors or pick up food dishes when your pet is finished. Coyotes will remember where they find 'free' food and frequent your yard.

Get a Coyote Vest for Your Small Dog

Coyote vests are made for small dogs and have a Kevlar neck collar armed with 1-inch spikes and spikes down the back, making it hard for coyotes to get a bite. These vests can help provide good protection.

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.

Carlyon Beach Homeowners Association
Board of Trustees Application 2025

Name: _____

Address: _____

Telephone: _____

Email: _____

In no more than 200 words, please state your reasons for wanting to serve on the Board and your skills or work experience as it applies to the position.

**Return this form to the CBHA Office by 4:30 PM, April 2, 2025
or email: memberservices@carlyonbeachhoa.com**

March at CBHA

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
						1 Clubhouse Rsvd.
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 Architect. Cmtty 10:00 AM	8
9 Clubhouse Rsvd.	10	11 Exercise 10:00 -12 PM Events Cmtty	12 Crafters Group 1-4PM Marina Cmtty 6 PM	13 Exercise 10:00 AM Parks Cmtty 6PM	14	15
16 Clubhouse Rsvd.	17	18 Exercise 10-12PM Board Workshop 6:00	19	20 Exercise 10AM - 12:00 PM Library 1-2 PM	21	22
23	24	25 Exercise 10:00 - 12PM Board	26 Crafters Group 1-4PM	27 Exercise 10:00 AM Seated Exercise 11	28	29
30	31					

Notes:

April at CBHA

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 Exercise 10:00 AM Seated Exercise 11 AM	2	3 Exercise 10:00 AM Seated Exercise 11 AM	4 Architecture Cmtty 10:00 AM	5
6	7	8 Exercise 10:00 – 12:00PM Event Cmtty 1-2 PM	9 Koffee Klatch 12:30-2:30 PM Marina Cmtty 6PM	10 Exercise 10:00 -12 PM Parks Cmtty. 6PM	11 Easter Egg Stuffing 5:00PM Candy Needed!	12 Easter Egg Hunt 1:00 PM Easter Bonnet 12:30 PM
13	14	15 Exercise 10:00 AM Seated Exercise 11 AM	16	17 Exercise 10:00 -12 PM Library 1-2	18	19
20	21	22 Exercise 10:00 -12 PM Board Workshop 6	23 Crafters Group 1-4PM	24 Exercise 10:00 AM Seated Exercise 11 AM	25	26
27	28	29 Exercise 10AM -12 PM Board Meeting 6	30			

Notes: