

Carlyon Beach HOA | May 2025

Community News

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Reminders

Annual Meeting Reminder: Mark your calendars to join in-person at the CBHA annual meeting Saturday, June 14th at the Griffin FD Station 13-2 (the one closest to us by Rignal Hall).

Save postage and pick up your annual packet mid May- In order to save on expensive postage fees, we are asking members to pick up their annual voting packet at the CBHOA office this year. **Please watch for the website announcement when packets are available.**

Packets that have not been picked up by Tuesday, May 30th will be mailed to residents. There is one packet per household. Members will need to sign for the packet.

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

Marina Town Halls May 8th and 22nd
6:00 PM

THANK YOU!

A big thank you goes out to all volunteers for the stuffed eggs for the Easter Egg Hunt and another thank you to all the volunteers who hid eggs and helped with the hunt itself. Without volunteers from the community, we could not do our special events.

We need more parents to volunteer for Easter , Fourth of July, Christmas, and other kids events! Please come out and support community events by volunteering to help.

From the Board...Annual Meeting & Community Updates

Carlyon Beach Homeowners Association's Annual Meeting is scheduled for **Friday, June 14, 2025**. Annual meeting packets will be available for pickup at the clubhouse beginning in mid-May. We encourage homeowners to stop by and collect their packet to help the Association save on mailing costs. Any packets not picked up will be mailed no later than **May 30** to ensure compliance with RCW notice requirements.

Thank you to all the homeowners who attended our recent townhall meeting, and a special thanks to the Marina Committee for their efforts in helping make the event a success. The Board is actively reviewing the feedback received as we prepare for the busy summer season and continue our efforts to address marina repairs.

We also want to provide an update regarding the ongoing insurance claim related to marina damage. Unfortunately, the initial claim was filed under the incorrect policy and was rejected. However, we have since submitted a new claim under the correct coverage, which is now pending a report from an independent engineer. We remain hopeful that this claim will be successful and will keep the community informed as we receive updates.

Lastly, the Board would like to extend heartfelt thanks to **Kiffani Iverson** for her service as President of the HOA. Her leadership and dedication to Carlyon Beach have made a lasting impact, and she will be missed as she begins her next chapter on the East Coast. In accordance with the Bylaws, the Board will appoint the next highest vote-getter from the upcoming annual election to fill the vacancy in the coming weeks.

Marina Slips and Kayak Rack Lease Packets

Annual boat slip and kayak rack lease renewal packets will be emailed out shortly. **Current leases are not on-going and must be renewed each year.**

- Completed packets must be returned to the CBHOA office by May 30, 2025.
- In order to lease a boat slip or kayak rack, members remain in good standing.
- For boat slips, current vessel registration and proof of insurance is required with the signed lease.



Before repairs

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.



After repair

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

Dumpster Day is scheduled for June 21st. A \$10 donation is requested to offset the cost of the dumpsters.

Volunteers are always needed to help with events such the Fourth of July parade and kids' activities.. The Events Committee meets the 2nd Tuesday of each month at 1 pm. Please join us for a meeting or call/e-mail with ideas for events for our community.

Check the list of annual events Carlyon Beach has on the calendar during the year. If you can volunteer to help at one of these 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 1st week of the month and has several project reviews. Any questions can be directed to the office (memberservices@carlyonbeachhoa.com).

Water Committee

Well 3 went online 4/17/25. The Water System Plan is still in process. Stay tuned.

We're thrilled to update you on our Meter Read Pilot program, which began on March 27th, 2025. Our team has worked 114 hours, walked 5 miles, and read over 200 water meters, creating a detailed database to track water usage and identify maintenance needs. The program is progressing smoothly, hitting all planned milestones.

In collaboration with FutureClear, we're building a precise map of our water and wastewater systems using Geographic Information System (GIS) technology. This map will pinpoint meters, pipes, and valves with high accuracy, helping us respond to emergencies quickly, streamline maintenance, and lower costs for reliable service.

The future program goals will empower our community with fairer billing through accurate water usage tracking, helping you avoid surprise fees and budget better. It also promotes water conservation by reducing waste and supports our wastewater treatment systems by catching leaks early, ensuring smooth and sustainable services.

Thank you for supporting this effort toward a more efficient future!

–Richard Allard, Board Trustee and Brian Gibson, FutureClear



Marina Committee

Key Points from the Town Hall:

- **Dock Repairs Timeline:**
Work on A Dock will begin after the community comment period ends on **May 5th, 2025**. The final permitting process may take several weeks. **Volunteers will be needed** to help remove the damaged dock. This will save the community approximately **\$40,000** in labor costs.
- **Dock Sharing & Access:**
Due to limited space during the repair period, **dock sharing will be necessary**. We ask for everyone's cooperation to ensure marina access for all members. Per CBHA policy, **holders of two leased slips will need to share their extra slip during the repair period**. Once repairs are complete, slips will return to their original lessees, with annual renewals continuing in July.
- **Repair Goals:**
While we hope to be fully operational by **July**, please note this is not guaranteed.
- **Insurance Update & Budget:**
Insurance coverage has been confirmed and is under review for a possible loss settlement. In the meantime, we are making careful repair decisions. So far, **\$331,000** has been used from the **2024–2025 fiscal budget**. To stay fiscally responsible, repairs will proceed in **phases**.
- **Phase 1 Details:**
The first phase includes adding **38 slips to A Dock** and **upgrading the electrical system** for improved lighting and compliance with marina regulations. The new docks are also designed to prevent Sea Lions from boarding.
- **Looking Ahead:**
Once the insurance settlement is finalized, we can plan for additional fingers on A Dock and explore further improvements. The CBHA Board continues to work on the community budget and will share more details in the upcoming Annual Report.

For questions or to volunteer, please contact the CBHA office. Your support is essential and appreciated as we work to improve our marina together.

The Marina Committee



THINK 4TH OF JULY –IT’S NOT TOO EARLY!!

We want 2025’s PARADE to be the best we have had with the whole community participating in the festivities. Join the parade with FLOATS, DECORATED BIKES, TRIKES, CARS, DOGS, CATS, PEOPLE, OR ANYTHING ELSE YOU WANT TO DECORATE AND CELEBRATE!

Volunteer to host games in the park for kids (sacks for sack races are available!) We need people to help as well. LET’S MAKE THIS INDEPENDENCE DAY A DAY TO REMEMBER FOR CARLYON BEACH!!

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.

And finally....

Pick up after your pooch! Please be considerate of your neighbors and the maintenance crew. When walking your dog, please pick up their poop, even in the bioswales. Maintenance crews should not have to step in piles when trying to keep the bioswales trimmed back. Bag stations and refuse containers are provided throughout the community for your convenience.

May at CBHA

2025

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1 Exercise 10:00 - 12:00 PM	2 Architecture Cmty 10:00 AM	3
4	5 Busy Hands Crafters 10-3 PM	6 Exercise 10:00 - 12:00 PM	7 Little Tykes Play Group 10- 11AM Koffee Klatch 12:30-2:30 PM	8 Exercise 10:00 - 12:00 PM Marina Town Hall 6PM	9	10
11	12 Busy Hands Crafters 10-3 PM	13 Exercise 10:00 - 12:00 PM Events Cmty 1 PM	14 Marina Cmty 6PM Crafters Group 1-4PM	15 Exercise 10:00- 12 PM Parks Cmty 6 PM Anywhere Library 1-2	16	17 Clubhouse Rsvd.
18	19 Busy Hands Crafters 10-3 PM	20 Exercise 10- 12:00PM Board Workshop 6 PM	21	22 Exercise 10:00 - 12:00 PM Marina Town Hall 6 PM	23	24
25	26 Busy Hands Crafters 10-3 PM	27 Exercise 10:00- 12:00 PM Board Meeting 6 PM	28 Crafters Group 1-4PM	29 Exercise 10:00 - 12:00 PM	30	31

Notes:

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

June at CBHA

2025

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1	2 Busy Hands Crafters 10-3 PM	3 Exercise 10:00 - 12:00 PM	4	5 Exercise 10:00 - 12:00 PM	6 Architecture Cmty 10:00 AM	7
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15	16 Busy Hands Crafters 10-3 PM	17 Exercise 10-AM - 12 PM Events Cmty 1pm Board Workshop 6 PM	18	19 Exercise 10:00 - 12:00 PM Parks Cmty 6PM Library 1-2 PM	20	21 DUMPSTER DAY! 8am Clubhouse Rsvd.
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