

Carlyon Beach HOA | September 2026 Community News

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Reminders



Reminder for Dog Owners :

Dogs must be kept on leash or controlled by their owner 24/7 in the community. Please control your pets at all times! We need to be respectful of everyone's safety and right to enjoy their yards, our streets and the parks. **Dogs noted to be off-leash or dogs that attack other humans and pets will be subject to CBHA rules and applicable fines.**

Parking Reminder : A reminder to homeowners that parking in our swales is not allowed per our current Rules. There is increased pressure and oversight from the County on compliance and CBHA will be enforcing this provision which could result in fines or being towed.

Park Bathrooms Closing Soon!

Park bathrooms will be closed on October 1st for the winter season. Please make sure to account for this when visiting the park this fall/winter!

Questions or Concerns?

Any questions or concerns for the Board can be submitted in writing at the clubhouse. Our association manager, Mike, ensures that these items are collected and on our agenda for the workshops and/or board meeting we have every two weeks.

From the Board...Community Updates

A typical HOA Board's role is to govern the association and manage the community's shared interests, including enforcing the governing documents, overseeing common areas, and finances, approving budgets and assessments, maintaining vendors and contracts, and communicating with homeowners. The Board is generally not a substitute for law enforcement, animal control, or individual homeowners' responsibility to address ordinary issues directly.

Each and every individual member of the HOA has the ability and responsibility to contact the appropriate authorities when an issue falls outside the Board's role.

Safety concerns or suspected criminal activity: If you feel there is a safety concern, you have the ability to contact the police directly.

Solicitors: If a solicitor comes onto your property, you have the ability to tell them, "No solicitation. Please get off the property."

Dog or animal problems: If there is a problem involving a dog or other animal, please contact the appropriate animal control organization, such as the Thurston County Humane Society.

The Board is here to govern the HOA as outlined above and cannot and should not be expected to personally handle every issue that occurs within the community.

We are all members of this community and when an issue falls within an individual homeowner's ability to address directly, please take the appropriate action rather than expecting the Board to serve as an intermediary.

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.

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.

Hats Off – Community Corner



Submitted by a homeowner in Carlyon Beach:

On August 13th, I went down to the Marina to do a few maintenance things. After I was done, I loaded up my tools and headed home. When I got there, I realized I didn't have my phone so I jumped back in my vehicle and backtracked to the Marina. Nothing. I even opened the shop and nothing. I figured it was gone, so by chance I dialed the number with my wife's phone. A young man answered and asked who is this? I told him, he asked where I lived and I told him but that I was currently at the Marina. He said no problem we'll bring it to you and I said are you sure and he said "on our way" Well I waited a bit and called again to make sure we were on the same page. They came running up and handed me the phone no questions asked. I asked where they found it and they said, "by our house on Lookout." I told them they were close to where I lived and could I give them a ride home and a reward for their efforts. They said they didn't want any money, but I appreciated what they had done. I introduced myself to their mom after giving them a ride home and told her how awesome her two boys were. She was quite happy and I thanked her as well. Great parenting mom...and thank you to Henry Perkins and Cody Gordon for being such great young men...my faith in the younger generation coming up has been raised a few notches!!

Neighborhood Events:

Please join us for the October Koffee Klatch!!

Please join us on October 7th for Koffee Klatch in the clubhouse. The event will be from 12:30-2:30pm. Something is brewing for the spooky season and we hope you will join us!

Seahawk Game at the Clubhouse!

Come join us for the Seahawks game at the clubhouse on October 15th! Come socialize with your neighbors and cheer on our team. A Taco food truck will be available and will be able to serve adult beverages. Hope to see you there!

Hey Carlyon Beach Business Owners!

We would like to start a Business Owners corner in our monthly newsletters. If you are interested in letting our community know of your business and what your business can provide to our members and HOA, send your name, name of your company, what services you provide, whether you are licensed and bonded, and your contact information. If your company is interested in providing services to our HOA, we would be happy to look at your company for future projects, maintenance issues, and any services which we could utilize your services for. We are trying to provide our community with local businesses and let the community know what is available right here within our community. If you're a plumber, electrician, building contractor, landscaper, lawn services or whatever, get your information in the newsletter! Members are always looking for services so let them know you're here and available.

Hopefully it will benefit us all! We look forward to hearing from you!!

Sincerely,

CBHA – Board of Trustees



Calling all Carlyon Beach Artisans and Crafters!

Our Carlyon Beach annual Holiday Craft Fair and Bake Sale is just around the corner and will be held November 7, 2026, from 10 to 4. If you plan to participate, please get your application and fee into the office by September 30 to guarantee your place since tables go fast and they have first come basis. After that date, if not full, it will be open to outside the community vendors. Please indicate what your art or craft is and applications will be in the office August 1st or in the online newsletter or call Colleen at 206-755-9367. All vendors who have called, emailed or texted me earlier in the summer, you are on the list and your table is reserved, but you need to get your applications and fee into the office to make sure your table is saved.

This year we are reinstating the raffle of donated vendor items. But instead of raffling them individually, they will be gathered in a basket for one raffle. If you would like to participate, please indicate below.

2026 CARLYON BEACH ANNUAL HOLIDAY CRAFT FAIR AND BAKE SALE

SATURDAY, NOVEMBER 7 FROM 10 TO 4

SPONSORED BY EVENTS GROUP

NAME _____

ART/CRAFT _____

SOCIAL MEDIA _____

PHONE _____ EMAIL _____

TABLES: 6' _____ \$20 8' _XX FULL XX_ \$25 (All taken, none available, unless there is a cancellation.) – Please call Colleen - 206-755-9367 to check availability for all tables

CARD TABLE _____ \$15 (2 available) DONATING _____

All tables will be allocated on a first come first serve basis. Those vendors who have already contacted Colleen and have not filled out the form or paid please do so to keep your table. All vendors are responsible for their own sales tax.

If you have a question, please call Colleen Weston at 206-755-9367, text or email dragonfly@jonav.net

Join the Fun — Be Part of Our HOA Events

JOIN THE EVENTS GROUP

New Meeting Time – Mon October 12, 7 to 8 PM

Our Carlyon Beach neighborhood is more than just houses and streets — it's a community. And some of our best memories come from the events that bring us together: Kids Easter Egg Hunt and Easter Bunny Photos, 4th of July Parade and Games in the Park, Children's Christmas Party, Salmon BBQs, Potlucks, Octoberfest Fest, Chili Cookoff, and Pancake Breakfasts, are just some of the current and past events The Events Group has sponsored,

Our current Events Group is older, and some are unable to participate in activities so to keep these traditions alive (and create new ones!), we're looking for friendly, creative, and enthusiastic neighbors to join our Events Group or just volunteer for one event. We have changed the meeting time for those of you who would like to come to meetings but cannot during the day,

Why Join or Just Volunteer?

- Make Connections – Meet new people and strengthen friendships.
- Share Your Talents – Whether you're great at organizing, decorating, cooking, or just bringing positive energy, there's a place for you.
- Shape the Fun – Have a say in the events we plan and how we make them special.

No Experience Needed

We are all busy people, with family, or kids, or a job. We welcome all time commitments — even a few hours can make a big difference. Without new people to volunteer or join, the fun events could disappear!!!!

How to Get Involved

Simply email Colleen Weston at dragonfly@jonav.net, or call or text 206-755-9367, or stop by our next meeting on Monday , October 12 at 7 to 8 PM at the Clubhouse.

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.

October at CBHA

2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
				1	2	3 Clubhouse Reserved
4 Clubhouse Reserved	5 Quilter Group 10:00 – 3:00 PM	6 Exercise 10:00 – 12:00 PM	7 Koffee Klatch 12:30-2:30 PM	8 Exercise 10:00 – 12:00 PM Parks Group 6 PM	9	10 Clubhouse Reserved
11	12 Quilter Group 10:00 – 3:00 PM Events Group 7 PM	13 Exercise 10:00 – 12:00 PM Board Wrkshop 6 PM	14 Crafters Group 1-4PM	15 Exercise 10:00- 12 PM Seahawks at the Clubhouse! 5 PM	16	17
18	19 Quilter Group 10:00 – 3:00 PM	20 Exercise 10:00 – 12:00 PM	21	22 Exercise 10:00- 12 PM Marina Group 6 PM	23 Architecture Cmtee 10:00 AM	24 Clubhouse Reserved
25	26 Quilter Group 10:00 – 3:00 PM	27 Exercise 10:00 – 12:00 PM Board Meeting 6 PM	28 Crafters Group 1-4PM Employee Luncheon	29	30	31

Notes:

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

November at CBHA

2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Quilter Group 10:00 – 3:00 PM	3	4 Koffee Klatch 12:30-2:30 PM	5 Exercise 10:00 – 12:00 PM	6	7 Craft Fair 10am-4pm
8	9 Quilter Group 10:00 – 3:00 PM Events Group 7 PM	10 Exercise 10:00 – 12:00 PM Board Wrkshop 6 PM	11 Crafters Group 1-4PM	12 Exercise 10:00 – 12:00 PM Parks Group 6PM	13 Architecture Cmty 10:00 AM	14
15	16 Quilter Group 10:00 – 3:00 PM	17 Exercise 10:00 – 12:00 PM Board Meeting 6 PM	18 Employee Luncheon	19 Exercise 10:00 – 12:00 PM Marina Group 6 PM	20	21
22	23 Quilter Group 10:00 – 3:00 PM	24 Exercise 10:00 – 12:00 PM	25 Crafters Group 1-4PM	26 Thanksgiving! Office Closed	27	28
29	30 Quilter Group 10:00 – 3:00 PM					

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