



Carlyon Beach Community News May 2019



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Office Hours: Monday – Friday 9:00 am to 4:30 pm – The office will be closed from Noon to 12:30 pm for Lunch Period

2019 COMMUNITY EVENTS		
	Board Workshop: May 21	6:30 pm
	Board Meeting: May 28	7:00 pm
	Exercise Class: Tuesday	9:45 am
May 8, Wednesday	Koffee Klatch at the Clubhouse	1:00 pm
June 1, Saturday	Pancake Breakfast	9:00 – 11:00 am
June 8, Saturday	Annual Meeting Griffin Fire Dept	10:00 am
June 12, Wednesday	Koffee Klatch at the Clubhouse	1:00 pm
June 22, Saturday	Dumpster Day @ the Shop on Overlook	8:00 am until full
July 4, Thursday	4 th Parade – Activities – Hot Dogs	12:00 pm
July 10, Wednesday	Koffee Klatch at the Clubhouse	1:00 pm

President's Message

I think it may be spring, the sun has been out for three days now.

The Member Information Packet is almost completed for the June 8th Members meeting. It will be finalized at the May 2nd Special Board Meeting. We hired a new maintenance employee Morris "MO" Toothaker. He responded to one of our on-line ads and said he wants to work and loves working outside. He sounded like he was just what we needed here. John is very happy with his performance to date. We also hired the first of two summer employees, Isaac Willis. He is a high school senior, 18 years old, with a WA driver's license. He is currently working Monday – Thursday and will be available Monday – Friday after May 31st. Our maintenance crew has already completed mowing all the bioswales once this year. They will be starting on the Retention Ponds soon.

Spring means it's time to clean up our yards! I've posted the Property Maintenance section of the Rules and Regulations in this newsletter. Please do your part to maintain our community. The Board will be mailing property maintenance compliance letters this month.

See you June 8th at the Annual Members Meeting.

Margaret DesRochers

III. *PROPERTY MAINTENANCE

1. In order to preserve and protect property values and homeowner's investments in their properties, all owners are required to maintain the exterior of their dwelling and any other structures on their lots such as guest houses, outbuildings, storage sheds and garages. This includes dwellings and structures that are lived in as well as vacant.
2. **The exterior of each lot and residence shall:**
 - be kept in a neat, clean, and tidy condition
 - be free of litter, containers, equipment, building supplies or debris
 - be free of any hazardous, toxic, or flammable materials
 - not be used as a dumping or storage ground
 - be free of appliances, furniture or any unsightly material
 - have trash, garbage, and other waste kept in sanitary containers
 - have equipment that is stored or ready for disposal kept in clean and sanitary condition
 - have broken windows repaired as soon as possible
 - have mowed lawns – if seeds are present then the lawn has exceeded the allowed length
 - have an easily accessible pump out connection free of vegetation and obstacles
 - be free of all undergrowth including scrub alders, blackberries, etc.
 - not have a portable toilet unless building construction is in process. (Exception: one at the wastewater treatment plant and one at the CBHA shop in compliance with L&I regulations.)
3. Any person in violation of local or state fire restrictions, including but not limited to seasonal burn bans or restricted materials, will be fined \$250 by the HOA for each violation.
4. **TREE PRESERVATION**

Carlyon Beach Homeowners Association Resident's Guide to Tree Preservation as prescribed by Article X, Section 2, of the By-Laws.

- a. You are required to maintain one tree for every 1,500 square feet of lot size.
- b. Preserving large trees reduces the number of trees required on a lot.

Trunk Diameter of Existing Tree	Equivalent Number of Planted Trees
1 – 8 Inches	1 Tree
9 - 14 Inches	2 Trees
15 - 18 Inches	3 Trees
19 – 22 Inches	4 Trees
23 – 26 Inches	5 Trees
27 – 30 Inches	6 Trees
31 – 34 Inches	7 Trees
35 – 36 Inches	8 Trees

Minimum tree size: Evergreen trees must be at least four (4) feet tall. Deciduous trees must be branched with 1.25-inch caliper at the base.

- c. A change to this requirement may be granted by the Architecture Committee or Board of Trustees to meet the existing rules regarding reasonable expectation of light, view and air.
 - d. **Obstructed View:** Ideas of what constitutes an obstructed view varies and is impacted by topography, natural vegetation and trees. When planting vegetation and trees, homeowners will consider the height and fullness of plants and trees so as to allow neighbors to see through or over the landscape beyond. A difference of opinion regarding view of the landscape should be resolved between neighbors.
3. **ENFORCEMENT**
 - a. Members not complying with the Rules and Regulations regarding Property Maintenance shall receive a letter describing the infraction(s) and request that it/they be remedied or that CBHA receive correspondence stipulating scheduled remedy of the infraction(s) within ten (10) business days of the date of the letter.
 - b. If, ten (10) business days after the date of the first letter, the infraction has not been remedied and CBHA has not received a satisfactory written response describing a plan to remedy the infraction, the Board shall have cause to send a certified letter that restates the infraction and assess a fine of **\$100** plus associated costs.
 - c. If, ten (10) calendar days after the date of the certified letter the infraction has not been remedied and no satisfactory written response describing a plan to remedy the infraction has been received by CBHA, CBHA shall send a second certified letter, restating the infraction and assessing an additional fine of **\$200** plus associated costs.
 - d. If, ten (10) calendar days after the date of the 2nd certified letter, the infraction has not been remedied and no satisfactory written response describing a plan to remedy the infraction has been received by CBHA, CBHA will assess an additional fine of **\$500** plus associated costs.
 - e. Ten (10) calendar days after assessing the **\$500** fine a satisfactory response has not been received from the property owner an additional fine of **\$1,000** plus associated costs will be assessed and if the prior fines have not been paid in full a lien will be placed on the property. The lien amount will include the entire outstanding balance of the owner.
 - f. If in 60 Calendar days from the date of the first notification of property maintenance violations the situation is not resolved, CBHA shall hire an independent contractor to resolve the issue including removing trash, appliances, furniture, hazardous materials, other unsightly materials, and vegetation. The member will be charged for the cost of this as well as a 20% administrative fee and all previous fines for property maintenance violations are to be paid,

**Taken from the Rules and Regulations.*



KOFFEE KLATCH

We had such a great turn out last month & excited for our upcoming Koffee Klatch on Wednesday, May 8 at 1:00 pm with a "Memorial Day Theme". This is a great get together to enjoy conversation & share stories, homemade goodies & other treats, and to meet a new friend or enjoy some time with your neighbor. This event is for guys & gals to join in the fun! Hope to see you...Sharon Harris & The Events Group
Feel free to call Sharon at 360-866-1594 if you have any questions about any of our community events.



PANCAKE BREAKFAST – FAMILY & FRIENDS WELCOME

A pancake breakfast will be held on Saturday, June 1st from 9 – 11 am (donations will be accepted). Come enjoy a nice breakfast of pancakes (gluten free pancakes will be available), sausage, scrambled eggs, coffee, and juice. Start your day with a nice breakfast, pleasant folks to share with and an incredible view. Mark your calendar and we will see you there. If you have any questions call Sharon Harris at 360-866-1594.

IMPORTANT DATES TO REMEMBER

Annual Meeting June 8, 2019, Griffin Fire Dept at 10:00 am.

Your CBHA account must be current to be eligible to vote.

May 31, 2019 is the last day to pay past due accounts.

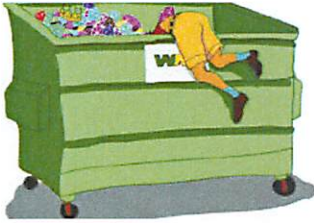
If you have questions regarding your account, please contact Lynda Gift, bookkeeper, at 360-866-0717

The annual packets will be mailed out no later than May 15.

**EASTER PICTURES ARE AVAILABLE AT THE
OFFICE FOR PICK UP**

LAUNCH GATE KEY TO CHANGE

The launch gate lock will be changed on Monday July 1st. To avoid having a key that does not work after that, members who currently hold a launch gate key may pick up a new key and fill out the new lease beginning June 17. Old launch gate keys must be returned to the Office no later than August 1. The cost for the new launch gate key will be \$ 20. Members who wish to get a launch gate key who do not currently have one will be charged a fee of \$25.00. Also, please note that there is a \$25.00 fee to replace a lost key, or a key not turned in by August 1.



DUMPSTER DAY JUNE 22

The Annual Dumpster Day is scheduled for **June 22 from 8:00 am to noon** or when the dumpsters are full. The dumpsters will be located at the CBHA Shop, 9801 Overlook Drive. Some items **NOT ALLOWED** in the dumpster include: tires, concrete, paints, pesticides, batteries, asbestos, fluorescent lights, and any type of liquid/oils.

Springtime Boater Safety Begins with You

Getting stranded in the water isn't fun. Make sure your boat is in good working order for the season with the help of this handy 10-point Spring Boating Checklist from Allstate:

- 1. Registration:** Is your boat's registration up-to-date? Remember, some states have yearly renewals and others offer longer terms, so it's best to check the date on your registration before you head out on the water.
- 2. Safety equipment:** Some items, like **fire extinguishers**, have short life spans. Check to make sure all on-board safety equipment including **life jackets** are ready for another boating season.
- 3. Plug:** Make sure you remember (or find out) the location of your boat's drain plug.
- 4. Mechanics:** Check the engine and mechanical parts for any cracked belts, hoses or worn-out equipment. Replace anything that looks like it won't make it through the season.
- 5. Electrical systems:** Turn on and test everything before you get to the boat ramp. Corrosion around battery terminals is typical and can be easily fixed with a wire brush.
- 6. Engine:** Make sure it runs. A universal motor flush tool that uses a simple garden hose is a great way to make sure the engine will start once it's in the water.
- 7. Ropes:** Check your tow ropes and anchor ropes to see if they have become too brittle to handle another season of use.
- 8. Tires:** Are your trailer's tires still road-worthy? Inflate all tires, including the spare, to the proper pressure.
- 9. Lights:** Test the brake, turn signal and running lights on your trailer before you set off.
- 10. Hull:** Give your hull a thorough inspection. Check for scratches or gouges that you can buff out and make sure you touch up the spots needing new paint.

And don't forget to check your zincs. Zinc anode is the **protection** you need for your boat's metallic parts. Referred to as sacrificial anodes, these anodes are placed over and connected to the metallic parts of your boat that need **protection** from electrolysis-caused corrosion. Zincs are an inexpensive way to save yourself costly repairs.

A memorial service for Gerald Gearhart will be held on May 11th at 2:00 pm here at the clubhouse.