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**Board Workshop, January 17,
 7:00 P.M.**

**Board Meeting, January 24,
 7:00 P.M.**

Cute little Pepsi cooler/display case

Don't you need this in your rec room or your "man cave?" To "win" this for your very own play room, see Tom for the details at the CBHA office. It is an association surplus property and can be yours at a very low price, or even for best offer! Don't let it get away! 866-0717.



Carlyon Beach Homeowners Association

360.866.0717

2719 Island Drive N. W.
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welcome@cbhoa.net
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 2012

The Carlyon Crier

CBHA CLUBHOUSE EVENTS

Weekly:

PLAYTIME FOR KIDS
 Mon, Wed, 9:30 am, Joy Loffler Home, Pre-K Kids w/adults
joyloffler@hotmail.com
 867-0686

YOGA
 Mon., Thur., 6:00 pm

POKER NIGHT
 Wednesday, 5:00 pm

QI GONG
 Mon, Fri, 9:30 am
 Tue, 5:00 pm

One-Time Events:

MONTHLY CRAFTING
 First Tuesday
 10:00 am

COMMUNITY POTLUCK
 Saturday
 January 15, 6:00 pm

COMMUNITY GARDEN
 Sunday, January 22
 7:00 pm



Community Potluck

Sat., Jan. 15, 6:00 p.m.

Our December Potluck was a huge success. It is sponsored by the events committee each month. The committee supplied the ham and everyone else brought side dishes and desserts, and some brought their own drinks. We had quite a few that had not attended before. There was a family with a couple of children and we hope to add more. If you bring children feel free to bring a few toys and games for the kids. We will provide an area for them to play together and socialize also.

The next Potluck will be **January 15th** and it will be heavy hors d'oeuvres and finger foods. You may bring your beverage of choice and we will provide coffee and table service.

Remember this is a no charge event with the purpose of getting better acquainted and socializing among ourselves. We look forward to seeing you there! Come all and have fun!

THE EVENTS COMMITTEE

by Sharon Harris, Events Committee Member



News and Events

Upcoming Events	P. 1
Board Motions	P. 2
Community News	P. 3-7
Association Information	P. 8

New Year's Day at Carlyon Beach



The 2012 Polar Bear Dip on New Year's Day brought sunny skies and a sizable crowd to the park, both to jump in the beautiful, frigid, Puget Sound, and to watch the spectacle. No one was taken from the water with hypothermia, and jumpers, divers, swimmers, waders and spectators all enjoyed a roaring fire and hot chocolate afterward. To see more great photos, taken by Wayne Kritsberg, of the crowd and action, go to Wayne's photo website, www.waynekritsberg.com. Wayne is a gifted photographer, and has over two thousand CBHA pictures on the site, available for downloading or purchasing prints. Thank you, Wayne.



By Tom Reber, General Manager

GOOD STUFF

Each week a few people ask me, "How is the dock replacement project coming?" or, "When will the new dock be installed?" We awarded the contract to Marine Floats of Tacoma on June 9, 2011. They began the permitting process which starts with a JARPA, the acronym for Joint Area Resource Permit Application. Thurston County accepts the application and then starts a process that involves a number of local, State, and Federal agencies.

Each agency that has an interest in Puget Sound waters, and shoreline management has an opportunity to comment; in effect, we're obtaining a permit from all of these agencies. Recently, I received copies of correspondence between Thurston County and some of the other agencies. One of them was from the Army Corps of Engineers who requested that a number of conditions be placed on our permit.

One very important condition is that the work be done between July 16 and October 14 of any given year. I also received copies of comments from the Washington Department of Ecology. It appears that many of these agencies receive so many notices of various shoreline applications that they have a standard response.

Back to the question of when will the new community dock be constructed and installed. The new dock will not be constructed until the permits are granted and, as noted above, the installation (including driving new steel pilings) must be completed within the fish window of July 16 to October 14.

The first opportunity to install the new dock will be July 16 to October 14, 2012. If the permitting has not been completed or there are other delays, the next opportunity will be July 16 to October 14, 2013.



Christmas angels appeared at the Clubhouse!
2012 Christmas Kids' Craft Day,
Photos by Wayne Kritsberg



CARLYON BEACH HOMEOWNERS ASSOCIATION
Motions of the Regular November Meeting, November 15, 2011

Meeting called to order: (7:10 PM) In the absence of President, Jason Davenport, who arrived at 7:21, and Vice President Ed Sorger, who had previously informed the Board of his impending absence, Treasurer Dick Morton opened the meeting with the salute to the flag.

Board Members Present: Jason Davenport, Sharon Dorning, Marv Harris, Gary Garrety, Don Loffler, and Dick Morton. Absent: Ed Sorger.

- Sharon moved with Marv seconding, to allow the Fricks to have dual pump outs until the Board makes a final decision regarding residents bordering Coho Drive sometime in the future. Motion carried unanimously.
- Sharon moved with Dick seconding, to enforce the Rules and Regulations pertaining to recent violations in fence heights. Motion carried unanimously.
- Sharon moved with Don seconding, to approve the Minutes for the CBHA.
- Regular Board meeting of October 25, 2011, as revised. Motion carried unanimously.
- Dick moved, with Don seconding, that the Board declare the CBHA lot count to be: 621, Regular: 34, Combined: 40, Slide: 23, CBHA owned.
- Motion carried unanimously. (This count occasionally changes do to combination lots and other ownership activity.)
- Dick moved with Don seconding, for Board approval of the "Letter of Representation" from the Board to the auditors, an official copy of which shall be attached to the adopted minutes of this meeting. Motion carried unanimously.
- Don moved with Dick seconding, to adopt the "Balance \$250" employee health insurance plan. Motion carried unanimously.
- Sharon moved with Dick seconding, that CBHA update their existing Reserve Study with an off-site study. Motion failed with a vote of 1 in favor and 4 opposed.
- Sharon moved with Don seconding, that the Board declare several items as surplus for selling. Motion carried unanimously.
- Sharon moved with Don seconding, to approve an underground, frost-free Dog Park/Garden Club water access system extending outside the fence presently surrounding the water tower. Motion failed with 4 nays.
- Don moved with Sharon seconding, to approve installation of a hose bib just outside the fence presently surrounding the water tower for CBHA member use. The cost of the project is not to exceed \$600 and shall be borne by CBHA. Motion passed with one abstention.
- Sharon moved with Don seconding, that keys for the gate entering the water tower complex be available to the officers of the Dog Park Committee. Motion carried unanimously.
- Gary moved with Marv seconding, that vehicle parking for the Dog Park use be allowed near the Dog Park trail. Motion carried unanimously.
- Don moved with Gary seconding, to donate the former Windward reader board to the Dog Park Committee. Motion carried unanimously.
- Sharon moved with Gary seconding, to grant Tom the authority to spend up to \$4,000 on PTAC heating/air conditioning units for the office building as needed. The \$4,000 is to cover all costs for needed materials, units and installation. Motion carried with one nay vote. This action results from frequent failure of the existing oil furnace system in recent years and follows a lengthy examination of options.
- Don moved with Gary seconding, to adjourn the meeting. Motion carried unanimously. Respectfully submitted, **Gary Garrety, Secretary**

Steamboat Animal Hospital
Highway 101 & Steamboat Island Road
6531 Sexton Drive NW, Olympia, 98502
(360) 866-6101



Winter is upon us and it is important to keep your pets safe and warm. Dogs and cats that stay outdoors should have a snug, dry, draft-free place to sleep. In extreme weather conditions it may be best to keep pets indoors.

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ALLHTD921QG

SURPLUS ITEMS

Last month we listed several items that were declared surplus with a suggested price. What wasn't included is that if no one makes a purchase at the suggested price, **we will entertain all offers.**

ITEM	PRICE or best offer
Portable basketball backboard	\$ 20.
Oil tank - 200 gallon	\$ 40.
Fiberglass boat	\$ 50.
Eight (8) sets of table legs	\$ 5. each set
Two small carts	\$ 5. each
Miscellaneous electronics	\$ 5. for all
Pepsi display cooler case	\$100.

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What Does It Cost? by Tom Reber, General Manager



HOW IS THE ECONOMY AFFECTING CBHA? by Tom Reber

There are a lot of factors that could impact our outstanding receivables. A current example is the special assessment for the community dock. The \$13.74 per lot per month adds to the amount that is outstanding. Another factor that impacts our receivables is that during 2010 we ramped up the collection efforts through the use of liens and water shut-offs. Even people who sold their property and no longer are members at CBHA have been paying as we turned those receivables over to a collection agency. We currently have about the same amount of accounts receivable as we did in 2009. Compared to other HOAs and condominium associations we are doing good to be at 2009 levels.

A greater impact has been how we deal with transfer of properties. Far more frequently in 2011 we have been dealing with foreclosures, short sales, and bank-owned properties where the owner has simply walked away. We have also seen an increased number of bankruptcies. In the case of personal bankruptcies, Chapter 7, CBHA ends up writing off at least a portion of the amount owing.



Playtime, 2011
Photos by Wayne Kritsberg

Play-time for Toddlers and Their Adults

By Joy Loffler, 867-0676

****NOTE: Playtime for Toddlers has moved from the Clubhouse to the home of Joy Loffler. Please call or email Joy for more information.

Play Time for toddlers, or pre-kindergarten, with their adults, is on Monday and Wednesday mornings, 9:30 a.m. Come join in the fun.

Joy Loffler,
joyloffler@hotmail.com



Architecture Committee
Calling for Volunteers

Volunteers are needed for CBHA Architecture Committee. This is an official entity of the Board of Trustees. Chairperson is Sharon Dorning. The Committee reviews applications for any building within the community, which includes construction drainage plans, fences, garages, carports, and other structures. They recommend approval of permits according to planned compliance with CBHA Rules and Regulations. If interested, call Sharon Dorning, 866-3846.

