

Carlyon Beach HOA | August 2025 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. We have had numerous reports of loose dogs, dogs being walked off-leash, and dog attacks in the last month. 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.**

Marina Slips Pending: The new dock isn't fully operational, so we appreciate everyone's patience as we get that project phase completed. New slip availability will be announced once we are ready to assign the new slip spaces.

Fire Safety Reminders: As we move into the drier months please make sure to keep your vacant lot regularly mowed to help prevent brushfires. If you need assistance please contact the clubhouse or our management company.

THANK YOU!

A big thank you goes out to all volunteers who help our community with our events and serve on our committees! Thank you for all your contributions to helping make Carlyon Beach a great place to live!!

From the Board...Community Updates

Carlyon Beach Homeowners Association's 4th of July event was held and we appreciate all of the volunteers and homeowners who helped make the event happen! The Board will make the security team's report from the event available for those that wish to review the document.

The Board would like to thank the marina committee and the volunteers for their work getting our old dock out of the water to make way for the new dock. With the help of those volunteers, our community saved large amounts of money by not hiring a vendor to do the work. The Board will be sending out an alert once the project is in its final phase and the procedure for assigning the new slips is set.

The Board will be looking at making the Board Workshops available via Zoom starting at the September Workshop. A Zoom link will be provided in advance along with established protocols on attending remotely.

Some summer reminders for the community:

- Kids are out from school and playing in the community and our maintenance crews are doing more work on the sides of the roads. **PLEASE SLOW DOWN IN THE NEIGHBORHOOD!**
- Please make sure vacant lots are mowed to prevent fire hazards.
- Please check on your neighbors during intense heat. Many do not have air conditioning and can require assistance during hot weather.

Wishing you a happy and safe summer!!

Marina Slips and Kayak Rack Lease Packets

As a reminder: Current leases are not on-going and must be renewed each year.

- Completed packets must be returned to the CBHOA office as soon as possible to ensure your spot is secured.



****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.

4th of July Thank You!

A big thank you to all of the awesome participants in our annual 4th of July parade!! This was the best parade we have had – particularly the number of families participating. It gets longer every year! Thanks also goes to our wonderful Griffin Fire Department and Chief Cory for all of the fire vehicles in the parade. It was great to see so many fire trucks!! And thanks to Shelly Ackroyd for keeping the parade order in line!.

Thank you! Thank you! Thank you!

The CB Events Group



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.





CHILI COOK- OFF

COMMUNITY CHILI COOK OFF!!

SATURDAY, OCTOBER 17th @ 3PM

ALL ARE WELCOME! THE EVENTS COMMITTEE IS AGAIN SPONSORING A CHILI COOK OFF FOR ALL TO TASTE AND JUDGE!!

BRING YOUR FAVORITE CHILI AND BE PART OF THE FUN. THE TOP 3 WINNERS CAN WIN GREAT PRIZES!!! IT IS A FREE CHILI FEED FOR THE COMMUNITY SO PLEASE STOP BY AND PARTICIPATE!



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.



Calling all Carlyon Beach Artisans and Crafts

Our Carlyon Beach annual Holiday Craft Fair and Bake Sale is just around the corner and will be held November 21, 2025, from 9 to 3. If you plan to participate, please get your application and fee into the office by September 8 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 if you have a picture of your items, please include that or Facebook or other social media site (not required but appreciated to determine table placement) Applications will be in the office August 1st 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.

2025 CARLYON BEACH ANNUAL HOLIDAY CRAFT FAIR AND BAKE SALE

SATURDAY, NOVEMBER 1 FROM 9 TO 3

SPONSORED BY CB EVENTS GROUP

NAME _____

ART/CRAFT _____

SOCIAL MEDIA _____

PHONE _____ EMAIL _____

TABLES: 6' _____ \$20 (6 still available) 8' __full__x__ \$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)

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 or email dragonfly@jonav.net

Parks & Rec Report:

On July 10, 2025 the Parks Committee met and discussed the following:

Painting the new doors on the clubhouse, outdoor bathrooms and downstairs bathroom. Several colors were suggested and a few committee members met and decided to paint all doors white with the same trim color that is on the window trim of the clubhouse. The doors and trim will be painted during the month of August. The indoor/outdoor rug will be replaced in August as well.

The combination locks were discussed and agreed upon that the HOA needed them to prevent further vandalism. The locks have been installed and the combination given to the membership.

The dates of July 29 through August 1 the wanigan will be closed as the new composition roof will be installed. It was decided to go with 30-year composition roofing rather than metal. The wanigan has car decking underlayment, and it has to be removed and replaced with plywood. Had we stayed with metal it would add another \$4,000 to the cost. By using composition, the cost is only about \$2,000 more. The chimney will be refitted with flashing and shored up inside to prevent further leaking inside the wanigan. We are looking forward to many more years of use of this iconic structure in our park!

Sometime mid-August well house #2 will be painted and member's children under 10 will be invited to put their handprints with their name on the walls using different colors of paint. Next summer the playground equipment at well #2 will be replaced as well.

It was decided not to try and terrace and replant the slopes from the clubhouse down to the marina as it would be very costly and the ivy holds the earth (clay) "in". We looked at many different options to improve the slopes but decided to keep the ivy. It will be pruned every spring to keep the area looking nice and tidy.

It was noted that there are still a lot of dogs taken into the park and it was suggested the fines be increased. Increasing the fines is being considered. Please be aware that taking a dog into our park is a liability to the HOA. Not allowing dogs in the park is nothing new to our community, taking a dog through the park on the way to the beach is included in the "NO Dogs in Park". A key to the small gate at boat launch is only \$25.00 a year and our dogs love the beach we have! Dogs on leash ARE allowed to be taken down the driveway to the marina to board their owner's boat!

That's it from Parks for July, thank you!

The Parks committee will next meet on August 14, at 6p in the clubhouse. Please come and join us!

August at CBHA

2025

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

Notes:

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

September at CBHA 2025

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

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