

# Carlyon Beach HOA | February 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. 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.**

#### Parking Passes Available:

Remember to stop by the clubhouse to pick up your 2026 parking passes for you and your guests. We have had a lot of homeowners stop by but still have a large amount who have not claimed their passes yet.

**Winter Reminders:** If traveling during the winter and your home will be unoccupied, remember to set your heat to at least 60 degrees. This will help prevent pipe bursts during extremely cold weather. Please check your emergency kits and ensure you have a stock of emergency food, flashlights, and batteries. Check your generators and remember to check on your neighbors during an emergency!

#### 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

A reminder to all homeowners that the Board meets twice a month on the 3<sup>rd</sup> and 4<sup>th</sup> Tuesday of every month at 6PM here in our clubhouse. The 3<sup>rd</sup> Tuesday is the workshop where the Board discusses setting the agenda for the Board Meeting and hears from community members about any topics they would like to bring to the Board's attention.

The 4<sup>th</sup> Tuesday is the Board Meeting, where we vote on items before the Board and again hear from community members. We are working to get the Zoom option for listening to meetings up and running again this month.

Board Packets and financial reports are handed out at our meeting and will be added to CBHA's website on a monthly basis. We also post the minutes once approved to CBHA's website monthly. Audio recordings of each board meeting are also archived and available upon request.

The Board will continue to send out Newsletters containing pertinent community information and are including those with billing statements as well as providing extra copies at the clubhouse.

CBHA has multiple committees that meet monthly and are open to homeowners. Times and dates are posted on our public reader boards.

For the past few months, we have only had a handful of members attend the workshops and board meetings. Hardly any homeowners attend the committee meetings either. In order to stay informed please attend these meetings and stay involved in the community!

## 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](mailto: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.

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## Water/Wastewater Announcement – From FutureClear

FutureClear has finished the meter readings for 2025 and is actively working to begin replacing the old-style manual meters with new digital meters. These radio meters will allow us to pick up water meter data from up to 50 feet away. We are installing a backflow prevention device for the memorial garden, the park, and the boat launch to protect the water system from contamination. We're committed to maintaining public health at Carlyon Beach by eliminating these potential hazards. We are also reviewing new potential changes to our wastewater discharge permit with the Board of Trustees to continue to keep costs low for the community.

Sincerely – The FutureClear Team



## **EASTER EVENT**

**Easter (and hopefully Spring weather) is only a little over two months away!**



**EASTER EGG HUNT! EASTER BUNNY!  
IT IS HAPPENING! SAT, MARCH 28<sup>th</sup>  
AND  
WE NEED CANDY DONATIONS!**



**We need candy to fit inside small eggs.**

**Join the fun of stuffing the eggs on Friday, March 27<sup>th</sup> at 5 PM!  
We need volunteers so that all the kids can have a good hunt!**

### **VOLUNTEERS NEEDED**

The Events Group of CBHA organizes events for all of our community members. We need more members to keep putting on our fun events such as the Annual Easter Egg Hunt, 4<sup>th</sup> of July parade, Children's Santa Party and many other events. We meet on the 2<sup>nd</sup> Tuesday of the month but are open to other times as well. If you cannot attend meetings, you could just volunteer to help us with an individual event. Even if you just have ideas for new events or would like to chair one event, we will welcome you!

In order for us to keep planning and sponsoring community events we need to increase our membership. We also need new ideas for events for both adults and children as well as informative gatherings for all.

For more information or for your ideas, please call Colleen Weston, Events Chair at 206-755-9367. Our next meeting is February 10<sup>th</sup>, 2026 at 1:00 PM.

**WE NEED YOU! COME JOIN!**

**NEW TO THE COMMUNITY? COME TO MEET NEW PEOPLE!**

**BEEN IN THE COMMUNITY A WHILE? BRING NEW IDEAS TO THE GROUP!**



## **Parks & Rec Committee Report**

**February is tree pruning month in the park. We are also getting bids to build new reader boards at both entrances and to build a new bulleting board outside of the clubhouse. Major projects will pick back up in the Spring!**

**~Parks & Rec Committee**



Thanks to our CBHA Community for donating to our Food Drive held in November and December 2025, Your contributions helped a lot of folks have a good holiday season.

It is great to see so much giving from our wonderful community to those in need!

## **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.

## January Marina Update

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It's January in the Northwest, winter, which is normally a slow time for marine activities in our part of Puget Sound. Many of you probably thought all the work in marina was done this summer and little else was needed...

Last year the community spent over \$400,000 repairing the damage done by sea lions and installing new LED lighting fixtures in the marina because the state required us to do so. Many thanks again to the volunteers who were generous with their time and saved us \$40,000 when we did this. We also replaced the 110V grounded electrical system and repaired the gates and fences on A and B Dock. We refreshed postings, fire extinguishers, spill kits and water systems. When sea lions showed up again this fall, our generous volunteers jumped back into action and not only prevented significant damage to our docks, but they also made a HUGE donation of time and materials for new sea lion barriers on B Dock. This system is now about 90% complete, and we are cautiously optimistic it will make sea lion abatement much simpler in the future. We also put down new gravel in the Boat Launch Area and along the seawall and updated the kayak racks. This is all good news for the future of our marina.

Unfortunately, not all marina news is as optimistic. Carlyon Beach has a 550-foot-long floating log boom supported by 26 creosote pilings that protects the marina from heavy swells coming from the Squaxin Passage. The logs in this log boom are near their end of life, which means they are thinning, losing buoyancy and breaking up. On several occasions in 2024 and in 2025, crews and volunteers were dispatched in a small boat to secure logs that had broken loose. The condition of this structure has forced us to start planning yet another project in the marina, this time to repair the log boom. Permitting activity started in September and is still in progress as of this update. We have initiated an updated underwater survey and geo-survey of the marina, spoken with the Corps of Engineers, Thurston County, the Department of Fish and Game, and the Department of Natural Resources. We have also developed repair estimates to replace the log boom that range from simple to complex (~\$60,000 to > \$1,000,000).

Unfortunately, none of these cost estimates include actions to address the 26 creosote treated pilings that support the log boom, which are required to be replaced or remediated before 2030 by our lease from the DNR. There are also 15 other pilings in the marina that bring this population to 41 creosote treated pilings that must be removed, replaced or remediated by 2030. As a result, the board of Trustees will be considering a range of options over the next several months that will affect the marina and the community.

Although no specific plans are in place at this time, options include: (1) sleeving, removing and replacing the 15 creosote pilings in the marina with steel, concrete or composite pilings; and removing and replacing the 26 creosote log-boom pilings with steel, concrete or composite pilings, then replacing the degraded logs with new logs, and (2) sleeving, removing and replacing the 15 creosote pilings in the marina with steel, concrete or composite pilings; and removing the log boom and all associated creosote pilings. This would require changing from a year-round to a 6-month marina to minimize the winter damage potential from heavy swells.

None of these final options will be made without providing the community with opportunities for input into the decision. In addition, because the costs associated with some of the options are significant, this issue may be placed on the June 2026 Ballot. In the interim, if you have an opinion or potential solution to these problems, please come to a Marina Committee meeting, or a Board Workshop or Regular Board Meeting. Dates and times for these meetings are posted on the reader boards at the south entrance to the community and at the clubhouse.

## January Marina Update

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**Marina Rates:** Repaying the 2025 and future costs for the marina are a potentially significant issue. Everyone with a slip in our marina knows our lease rates are a bargain, and they are even if you factored them for a 6 month vs. instead of 12-month lease. However, the current rates are NOT sustainable indefinitely. The revenue we collect from current leases does not cover the current costs - even if you take re-payment of costs for recent projects out of the equation. Consequently, you can expect the 2026 / 2027 marina lease rates to go up. However, we will do everything we can do to make sure they are equitable to boaters and members of the community.

One way we may address this is by starting to charge by the actual overall length measured for each vessel, with the minimum starting at 18 feet. The rate sheet on the left below is available to the public and is for slips without electrical service in the closest marina to Carlyon Beach by driving distance. It's an OK marina, not the nicest, and does not have fuel or a boat launch ramp. The second chart (top right) is from another local marina within close driving distance whose rates are also available online. The third chart (bottom right) is what we currently charge in the Carlyon Beach Marina.

Size	Open slip	\$ / Foot
18	\$ 209	\$ 11.61
19	\$ 219	\$ 11.52
20	\$ 231	\$ 11.55
21	\$ 242	\$ 11.52
22	\$ 251	\$ 11.40
23	\$ 263	\$ 11.43
24	\$ 273	\$ 11.37
25	\$ 284	\$ 11.36
26	\$ 297	\$ 11.42
27	\$ 317	\$ 11.74
28	\$ 325	\$ 11.60
29	\$ 337	\$ 11.62

Slip Size	11.73/ft	Slip Size	13.87/ft
20	\$234.60	40	\$554.80
24	\$281.52	42	\$582.54
28	\$328.44	44	\$610.28
Slip Size	13.11/ft	Slip Size	14.29/ft
32	\$419.52	50	\$714.50
36	\$471.96	>50	\$14.84/ft
		Limited Access	\$10.19/ft

- Dinghy Rack (tenants only) ..... \$10.00 per month
- Monthly moorage fee is based on overall slip length
- Vessel overhang is not permissible
- **Leasehold tax of 12.84% included in rates**

2025 / 2026 Carlyon Beach Marina Rated		
Slip Length	Current Annual Rate	\$ / foot
18' (18' to 21')	\$648	\$5.40
22' (22' to 25')	\$792	\$6.60
26' (26' to 29')	\$936	\$7.80

If you have an opinion about this article or a different solution to these problems, please come to a Marina Committee meeting, or a Board Workshop or Regular Board Meeting. Dates and times for these meetings are posted on the reader boards at the south entrance to the community and at the clubhouse.

Vern Jensen - Marina Trustee

# February at CBHA

# 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 <b>Quilter Group</b> <b>10:00 – 3:00 PM</b>	3 <b>Exercise 10:00 – 12:00 PM</b>	4 <b>Koffee Klatch</b> <b>12:30-2:30 PM</b>	5 <b>Exercise 10:00 – 12:00 PM</b>	6 <b>Architecture Cnty 10:00 AM</b>	7
8	9 <b>Quilter Group</b> <b>10:00 – 3:00 PM</b>	10 <b>Exercise 10:00 – 12:00 PM</b>  <b>Events Cnty 1 PM</b>	11  Crafters Group 1-4PM  <b>Marina Cnty 6PM</b>	12 <b>Exercise 10:00 – 12:00 PM</b>	13	14
15	16 <b>Quilter Group</b> <b>10:00 – 3:00 PM</b>	17 <b>Exercise 10:00 – 12:00 PM</b>  <b>Board Workshop 6 PM</b>	18	19 <b>Exercise 10:00-12 PM</b>  <b>Library 1-2 PM</b>  <b>Parks Cnty 6 PM</b>	20	21
22	23 <b>Quilter Group</b> <b>10:00 – 3:00 PM</b>	24 <b>Exercise 10:00 – 12:00 PM</b>  <b>Board Meeting 6 PM</b>	25  Crafters Group 1-4PM	26 <b>Exercise 10:00-12 PM</b>	27	28

## Notes:

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

# March at CBHA

# 2026

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2 Quilter Group 10:00 – 3:00 PM	3 Exercise 10:00 – 12:00 PM	4 Koffee Klatch 12:30-2:30 PM	5 Exercise 10:00 – 12:00 PM	6 Architecture Cmty 10:00 AM	7
8	9 Quilter Group 10:00 – 3:00 PM	10 Exercise 10:00 – 12:00 PM	11 Crafters Group 1-4PM	12 Exercise 10:00 – 12:00 PM	13	14
15	16 Quilter Group 10:00 – 3:00 PM	17 Exercise 10:00 – 12:00 PM	18 Board Wrkshop 6 PM	19 Exercise 10:00 – 12:00 PM	20 Library 1-2 PM	21 Parks Cmty 6PM
22	23 Quilter Group 10:00 – 3:00 PM	24 Exercise 10:00 – 12:00 PM	25 Crafters Group 1-4PM	26 Exercise 10:00 – 12:00 PM	27 Easter Egg Prep 5:00PM	28 Easter Egg Hunt
29	30 Quilter Group 10:00 – 3:00 PM	31 Exercise 10:00 – 12:00 PM				

## Notes:

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