



Birch Bay Village

BOARD OF DIRECTORS NEWSLETTER

Volume 1, Issue 1

April 2008

This Board of Directors Newsletter describes important issues of the community and actions recently taken by the Board.

ACTION ITEMS:

Four applications have been submitted for the two openings on the Board of Directors: John Brown, Terry Sullivan, Craig Telgenhoff, and Deon Wiechmann.

The Birch Bay Village meeting will be held on Friday June 6th, 2008, at the **Performing Arts Center (PAC) at Blaine High School on H Street, Blaine.** Registration begins at 6:30 p.m. the Open Forum will be from 7:30 p.m. to 8:00 p.m. and the meeting will begin at 8:00 p.m. The voting results on the election of new board members will be announced at the end of the meeting.

ARCHITECTURAL: Committee Chairman: Ken Woods

- 3 new housing starts
- 21 projects approved
- 26 ownership transfers
- 32 rental transfers

ROADS AND DRAINAGE: Committee Chairman: Chuck Wolfe

- Surveying and mapping of all Birch Bay Village roads has been completed
- Assessing and prioritizing all roads in the Village for re-paving has been completed

MARINA: Committee Chairman: Bob Webber

- Permitting has begun for channel dredging in September/October
- Repairs for maintenance boat and trailer in progress

GOLF: Committee Chairman: Bob Simpson

- Cart paths upgrading continued
- Drainage projects completed
- #6 green has been extended and a new sand trap added
- Pro-shop is open – lessons available

LAKES: Committee Chairman: Rick Whitaker

- Blue gill have been introduced into the lakes to control midge flies
- Aeration systems have helped stabilize water quality
- Chemical treatments to lakes have helped control algae and inhibit larvae growth
- Water sampling has been started by Western Washington University Department of Watershed Studies
- REMEMBER: Use Environmental friendly, phosphorus free, fertilizers and keep grass clippings and debris out of lakes

SECURITY: Committee Chairman: John Ellis

- **May is Security Awareness Month**
 - Think Safety
 - Update your guest guards
 - Update office with current vehicle registration
 - Review regulations
 - Inform guests of rules & regulations
 - Drive safely
 - Watch for pedestrian traffic

COMMITTEE MEMBERS WANTED:

All the Committees listed above are always looking for new faces and fresh ideas. If you are interested in getting more involved in your community and contributing some of your skills and knowledge feel free to send a resume to the BBV Office addressed to the committee of your choice.

BLOCKWATCH: Coordinator: Larry McKinney

The Blockwatch Program is accepting e-mail addresses from all Members and renters who wish to be on the Blockwatch e-mail list. If you submit your e-mail to the BBV Office and tell them you're interested you will receive news on crimes against property within BBV among other information Blockwatch sends out.

POOL:

Swimming pool opens May 17 (pool schedule available at the BBV Office), new pumps, filters, and heater have been installed, get family pool passes at the Office, and remember that members must accompany guests.

VOLUNTEERS:

A number of our members have been volunteering to help make our Village a better place to live, and to help keep dues down by saving monies that would normally go to contractors. Some of these endeavors include, but are not limited to, the following: cleaning of our beaches, repairs and beautification to our lower gate, building of the maintenance shop addition, drainage pipe installation, safety barricade bollard installation, repair maintenance boat, golf course improvements, and remodel of Rec. 3 restroom. A HUGE thanks to all those who make Birch Bay Village a better place to live.

ATTENTION:

RULE AND REGULATION CHANGES

GENERAL RULES & REGULATIONS:

- 11.6 Recreational areas are for the enjoyment of owners/lessees and their guests.
- There is NO overnight camping in motor homes, trailers, campers or tents allowed. Violators will be cited, the fine is \$100.00.
 - Refuse is to be disposed of in containers provided for that purpose.
 - Pets are to be on a leash at all times when on BBV property and owners must clean up after their dogs. Violators will be cited \$50.00.
 - **Common areas are to be deemed a "Quiet Zone" between the hours of 7:00 pm and 7:00 am ("Quiet Zone" is a zone that adheres to the General Rules 10/10.1 to 10.1.5). (changed 1/21/08)**
 - No Parking allowed in common areas between midnight and dawn.
 - No Trespassing allowed along the bluff.
- 8.2 No sign, advertisement or notice shall be inscribed, painted, engraved or affixed to any part of a building or on the lots **except for political signs**. A realty company may place one sign or the owner indicating the property is for sale or rent. Sign regulations may be obtained at the Club office. The Manager, prior to display, must approve temporary signs for Village activities. The management, without notice, shall remove any sign not conforming to the AR & R's. **(added 3/20/08)**
- 8.3 **Political signs, in accordance with the RCW 64.38.034, may be displayed on a homeowners lot with the following restrictions:**
- a) signs can be no longer than 18 inches X 24 inches;
 - b) signs must be at least 15 feet from the hard edge of the road;
 - c) signs can be displayed no sooner than 30 days before any election;
 - d) signs must be removed the next day following the election;
 - e) only one sign per lot allowed. **(added 3/20/08)**

ARCHITECTURAL RULES & REGULATIONS:

3.9.3 RETAINING WALLS

A licensed engineer shall engineer retaining walls greater than three (3) feet in height. Retaining wall height is determined by a measurement from the bottom of the stem wall/first block (which maybe below grade) to the top of the wall. Tall retaining walls with a flat single plane are to be avoided. Low multi-plane retaining walls are encouraged. Retaining walls shall not exceed 5 feet in height nor be closer than 5 feet apart. **(changed 1/17/08)**

6.2 STORAGE BUILDINGS

- 6.2.1 Storage buildings shall have peaked roofs compatible with the existing house, but not less than 3/12 pitch.
- 6.2.2 Storage buildings shall not exceed 144 square feet in size. (changed 10/19/06)
- 6.2.3 **Storage building construction materials and exterior color scheme shall be the same as the existing house or constructed of wood and painted/stained in an unobtrusive color. (changed 1/17/08)**

11 SIGNS

- 11.1 Only signs approved by the ACC shall be allowed on any lot, building or other area **except for political signs, see General Rules & Regulations 8.3. (changed 3/20/08)**

- D.13 Garden wall - A wall that is used as a landscape feature that does not exceed 2 feet in height.

These walls typically hold soil for small plantings and flowerbeds or are used to outline paths, parking areas, etc. (changed 4/17/08)

D.22 Retaining wall - A wall designed to resist the lateral displacement of soil or other material and exceeds 2 feet in height. (changed 4/17/08)

MARINA RULES & REGULATIONS:

1.3 Definitions

M. Billable Vessel Length: Overall length of the vessel plus a five (5) foot buffer zone (includes vessel length plus outboard motors raised, dinghies, bowsprits, and any other overhangs or equipment) or the 60% rule (see item N). **When two vessels are assigned to one pier, they will be billed proportionately for 100% of the pier rent.** (changed 2/21/08)

3.1.4 Applicants are responsible for keeping the office informed of their current address and telephone number. **In addition, a local emergency contact name and number must be available for when vessel owner is not available.** (changed 2/21/08)

3.1.5 **If the applicant refuses an offered moorage, or cannot be located within 15 days from the date offer is available to be made; the application is passed over and goes to the bottom of the waiting list.** (changed 2/21/08)

3.2.1 **One marina slip for one BBVCC member.** (changed 2/21/08)

3.4.2 **All vessels are to display a current year decal in a visible location. Decals from prior years are to be removed and current stickers installed by March 1st.** (changed 2/21/08)

4.3 Moorage Collection Schedule and Usage Restrictions

...Moorage will incur a late fee if payment is not made by January 31st (refer to the current year fee schedule for late fee penalty). Any vessel in an unpaid slip **on March 1st** will be removed at owner's risk and expense; if necessary, BBVCC costs will be recovered by a lien on the vessel and/or the members BBVCC real property. (changed 2/21/08)...

5.6 Shore Power/Water Usage

All shore power connections must be with cords and adapters designed for marine applications. A minimum 30 amp marine approved shore power cord with locking and grounded plug connection is the only approved power cord to be used in the BBVCC marina. Shore power cords must be secured so that they do not hang in the water, go across the dock walk ways, create a hazard for pedestrians, or cause damage to outlet boxes and meter bases. **Vessel owners will use their own power at all times and are responsible for all fees and charges. Using other vessel owner's power outlets is not allowed. Violators may be removed from marina. Dock power users will be billed by the BBVCC office for electrical service.** (changed 4/17/08)

RESOLUTION ADDITIONS:

Policy Resolution Number: 13-11-15-07

Purpose: To Establish an Ad Hoc Roads and Drainage Advisory Committee. (See BBV Office for full Resolution.)

Policy Resolution Number: 14-12-20-07

Purpose: To Establish Operating and Reserve Spending and Procurement Policies to be Followed by Management. (See BBV Office for full Resolution)