



Birch Bay Village

BOARD OF DIRECTORS
NEWSLETTER

Volume 1, Issue 3

October 2005

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

BOARD COMMENTS:

As you all know and can see the Birch Bay area is growing at a rapid pace which is affecting traffic, storm water drainage, the environment and local government. These events have had an impact on Birch Bay Village and on the lifestyle we are accustomed to. The Birch Bay Village Board of Directors and Village Management are keeping a close watch on all this protecting the interest of Birch Bay Village Community Club.

At this time the main concern are the plans for a new development above our village to the north, called "Horizons at Semiahmoo". The Developer Fred Bovenkamp attended our annual meeting in June 2005, to inform us about his plans. On August 18, 2005, he met with us again proposing an easement on Birch Bay Village property (Roger's Slough) for storm water discharge from his development. The Board of Directors (in writing) denied his request. In addition the Board of Directors wrote a letter to Whatcom County to be on record that the Birch Bay Village Community Club has denied Fred Bovenkamps' request for an easement.

Furthermore, Birch Bay Village Board of Directors has expressed their views on the Horizons Semiahmoo, Fred Bovenkamp development in person at the Whatcom County public hearing on September 29, 2005. Results will be shared at the General Meeting on Friday, November 4, 2005.

ACTION ITEMS:

- The Clubhouse kitchen remodel will begin in January 2006.
- The installation of the Seagate was completed in September, 2005.

ISSUES ADDRESSED BY THE BOARD OF DIRECTORS FROM JULY TO OCTOBER 2005:

ARCHITECTURAL: Committee Chairman – Bill Knowlton

- Seven (7) new housing starts were approved.

Changes to the Architectural Rules & Regulations - Variances:

- 14.1** Variances are the exception rather than the rule. Variances are most appropriate to address unique or special characteristics of the property that prevent reasonable use under the requirements of the applicable AR&Rs. These circumstances may include unique topography such as steep slopes, water bodies, or other natural features that are atypical within the Village.
- 14.2** The applicants shall be required to demonstrate that the variance request satisfies the criteria set out below:
- A.** That the variance is needed to alleviate practical difficulties and undue hardship caused by exceptional topographical conditions or other extraordinary situations or conditions (including size and shape); and
 - B.** That the variance granted shall not constitute a grant of special privilege, be based upon reason of hardship caused by previous actions of the property owner, or previous owner, (including owner selection of building plans too large for the lot), nor be granted for pecuniary reasons alone; and
 - C.** That the granting of the variance will not be materially detrimental and/or injurious to other properties or improvements in Birch Bay Village, and will conform with the intent and purposes of the AR&Rs; and
 - D.** That the property cannot be reasonably used under the AR&Rs as written.

Note: ALL the criteria A through D have to apply before a variance may be granted.

Upon finding that the variance request satisfies all of the above criteria, the ACC may recommend approval of variance.

D.14 Hardship – Undue hardship exists when the AR&Rs deny the property owner all reasonable use of his property.

- **A reminder to all members of the community. If you wish to cut down any trees on your property you must apply for permission to the ACC**

ROADS AND DRAINAGE:

Pending:

- **Coquitlam Dr. drainage crossing to Thunderbird Lake, ditch clean-up and culvert lowering.**
- **Comox Loop – Div. 12D, Lot 27 & 13 – Drain pipe crossing to Beaver Pond.**
- **Salish Road Crossing – Div 2, Lot 27 – Drainage channel to be moved and a culvert placed at side of property.**

MARINA: Committee Chairman: Norm Rausch

- **A start date for dredging is not yet known.**
- **C dock waterlines should be installed by the end of October.**
- **John P. Kaye has been selected as the new member for the Marina Committee.**

GOLF: Committee Chairman: Jerry Crone

- **The installation of new irrigation for the golf course continues and the 1st phase has been completed.**
- **A system will be installed to utilize the south pond water to supplement watering golf course grass.**
- **Two new members of the Golf Committee have been selected: Tom O’Gorman and Bob Simpson.**

LAKES: Committee Chairman: George Emmett

- **An Ad Hoc committee for our lakes has been formed and this will become a Standing Committee upon completion of a resolution by the Board of Directors. The purpose of the Committee is to serve in an advisory capacity to the Board on the condition, maintenance and reclamation of the lakes.**

Members of the Lakes Committee:

George Emmett – Chairman,			
Bill Begue,	Ken Hecker	Bob Hodges	
Gene Carr,	Sam Stillion	Karen Boutilier	

SECURITY: Committee Chairman: Burrell Hardan

- **Speeding in the village remains a problem. Speeders are not only construction or business people who come in but also members of the Village. Because of this on-going problem, portable speed bumps will be installed for test purposes. It is hoped that speeders who ignore the posted limit will pay attention to the bumps and remember that 20 mph is the speed limit in the Village.**
- **As our roads are also our sidewalks, obey the rules of the road. Pedestrians should walk on the side of the road facing the traffic and cyclists should stay to the side of the road and be aware of the traffic.**
- **All underage or non-licensed persons are prohibited from driving golf carts.**
- **Pet owners are reminded that dogs must be kept on a leash when off the homeowner’s property. It is important to clean up after your dog while walking around the village or on the beach and recreation areas.**
- **The possibility of a fireworks ban is being discussed. The ban may be put in place because of the infractions and problems that arose this past Fourth of July holiday within the Village.**
- **The new member for the Security Committee is Nina Baker.**

POOL:

- **The pool had to be closed eight (8) times this season because of unsanitary conditions caused by diapered infants. This is an unacceptable situation as there are restrooms/changing tables available.**
- **Money for a pool cover for has been budgeted for 2006. This will help keep the pool temperature constant and keep debris from blowing into the pool during the winter season.**

The Board of Directors will continue to work hard to keep Birch Bay Village a beautiful and pleasant place for all.