



Birch Bay Village

BOARD OF DIRECTORS NEWSLETTER

Volume 1, Issue 3

October 2006

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

ACTION ITEMS:

- The Birch Bay Village meeting will be held on November 3rd at Christ the King Church facility. Registration begins at 6:30 p.m. and the meeting begins at 8:00 p.m. The voting results on the budget for 2007 will be announced.
- The clubhouse kitchen renovations have been completed.
- The canopies on two recreation areas have been completed and work will be done on the 3rd next year. Many thanks to the volunteers for all their hard work on the roads and the recreation areas.
- The park on Chehalis Road has been named "Marina View Park".

ISSUES ADDRESSED BY THE BOARD OF DIRECTORS FROM JUNE TO OCTOBER 2006:

ARCHITECTURAL: Committee Chairman: Bruce Walasek

- There have been two new housing starts and two new mobile homes since June.
- Changes to the AR&Rs:
 - 12.15: Floating Docks on Kwann and Thunderbird Lakes.**
 - *To make all floating docks uniform, the following outlines shall be followed:*
 - *Homeowners must submit detailed dock plans to the ACC for approval and as to how they plan to provide access to the dock from the bank (use a ramp, stairs, etc.).*
 - *All docks shall be floating with an access ramp, due to the fluctuation of the lake water levels. To minimize the protrusion into the lake, the dock shall only be far enough from the shoreline to keep the floats from resting on the bottom and parallel to the shoreline.*
 - *The maximum size is to be no more than six (6) feet wide and twelve (12) feet long. They shall be constructed of either cedar or pressure treated lumber. If pressure treated lumber is used, floatation shall be sufficient enough to keep the treated lumber from making contact with the water.*
 - *The dock shall be held in place with a method to insure it will remain in place in the highest winds.*
 - *The owner(s) of the dock will sign a hold harmless agreement to release BBVCC from legal action as a result of any incident involving the dock. The owner(s) will also present proof of current liability insurance and agree to maintain such insurance coverage.*

ROADS AND DRAINAGE:

Completed:

- Div. 9, Lots 5 to 13, Chinook Way and Nakat Way crossing. Installed an 18" pipe and culvert.
- Div. 15, Lot 1, Chehalis Road culvert crossing.
- Div. 9, Lot 68, Niska Road Culvert installation and lowering of ditch.

Pending:

- Div. 4, Lots 43 to 31, Snohomish Road to the corner of Quinault Road. Lower ditch for better drainage.
- Kispiox Road crossing at Nakat Way. Existing pipe to be replaced with 12" plastic pipe.
- Skeena Way at Makah Road. New culvert & catch basins to be installed to collect surface runoff. Extend the drainpipe to the Beaver Pond.

- Div.2, Lots 63 to 72, Salish Road. Lower the ditch with existing culverts at the driveways.
- Makah Road crossing at Nakat Way. Existing pipe to be replaced with 12" plastic pipe. New catch basin at the corner.
- Birch Point Road ditch to Salish Road storm water system. Coordinated project with Whatcom County. Install a 12" drainage pipe to alleviate back yard flooding by the lower Salish Road properties.

MARINA: Committee Chairman: Norm Rausch

- The closure and sealing of the old Seagate has been completed.
- The new parking lot for boats and trailers is complete and the derelict boats and trailers have been removed.
- Power washing of the docks is complete.
- The kayak storage area is complete.
- A sign will be placed at the gas dock advising of the emergency telephone at the top of the dock.
- The locking mechanism on B dock is being repaired.
- Marina R&Rs may be picked up on January 1, 2007.

GOLF: Committee Chairman: Charles Pagani

- Work is proceeding on new cart paths with the laying of gravel.
- The bench on #7/16 has been moved and a safety screen installed.
- New members of the Golf Committee are: Bill Boutillier, Rex Willis, Bill Wickett and Stan Russell.
- Salinity tests are still being carried out to determine if the pond waters can be used for irrigation.

LAKES: Committee Chairman: George Emmett

- The condition of the lakes and ponds has greatly improved this year. Applications of Cutrine and the addition of aerators are showing good results.
- A site is now in place on Kwan Lake for boat launchings for periodic water quality observations and treatments.
- There is still the problem of a few lakeside homeowners dumping garden rubbish into the lake. The same fines have now been established for lake dumping as for speeding.
- The emergency pump, which runs from Thunderbird Lake to the bay, is operational.
- Floating Docks may now be installed on the lakes. Plans must be approved by the ACC.
- The Board of Directors approved Richard Duffy to be on the Lakes Committee.

SECURITY: Committee Chairman: Gordon Reimer

- A new cash box is to be installed on the Pro-Shop to prevent break-ins.
- Parker Corporate Services, Inc. (Whatcom Security Agency) has been retained for another year.

POOL:

- A lap lane was made available on a daily basis this season.
- A new cover will be purchased for the summer season.

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