

BAYCREST PLAT OWNERS ASSOCIATION
NEWSLETTER

April 2009



NAME OF DIRECTORS

PRESIDENT- Ginny Benton 371-7102

VICE PRESIDENT- Dana Bernard

TREASURER- Michelle Cavadini

SECRETARY- Connie Gitter

DIRECTORS- Jamie McMillen

Ian Thompson

Theresa Robinson

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WHATCOM COUNTY-SPONSORED EARTH
DAY GARAGE SALE

SATURDAY &/OR SUNDAY APRIL 25 &26,
9AM TO 4PM

RETENTION POND

You may have received a notice from Baycrest North regarding their retention pond. Their pond and **ours** are **not** recreational ponds. The County requires us to maintain these Storm Water Retention ponds in order to filter the runoff water. We must maintain them.

Please **Do NOT USE THESE PONDS** for any type of recreational use. Please also educate your children as to the non-use of these ponds.

If you see anyone in or on these ponds, please call 911 and report it immediately.

NOTICE

Please do not be surprised if any owner having a non compliant boat, etc. in a yard for more than 3 days receives a notice. This Association is quite new. The

internal workings of the Association had to be set in place. If you have a non compliant item, refer to the CC&Rs. Please take care of the situation before a notice is sent out. A portion of the CC&R is here for your review.

CC&R 5.1.4

No inoperative vehicles, or operative boats or recreational vehicles may be kept on any lot **except** at the side or back of the house isolated from public view within a building or by appropriate fences or landscape screening.

Some CC&Rs may be against state or federal law. Those CC&Rs cannot be enforced. One of those is satellite dish installation locations. The Federal Communications Commission (FCC) over-rules the BayCrest CC&Rs.

PARKING- Please do not

Park on front lawns

Park on or across the sidewalk

Parking inoperative vehicles on the street or driveways are prohibited.

Park any trailers or oversized trucks on street or your driveway, as it causes impediments to free flowing traffic.

Please keep your yards looking nice, including grass area. It is understandable that weather and time of season plays an important role in the care of lawns and landscape. It is understood that during the winter, everything halts until the next season. Please be considerate to the rest of our association owners to upkeep your yards including watering when weather permits.

PETS

WEBSITE- WWW.BAYCRESTBIRCHBAY.COM
EMAIL-BAYCRESTPOABOARD@GMAIL.COM
P.O BOX 1928, Blaine, WA. 98231-1928

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Homeowners would like to have a clean yard that they can enjoy. Please, when walking your pets, be courteous and clean up after your pets at all times.

Mailbox

Do not park in the front or close to the mailbox. The mail will not be delivered as indicated by the Postmaster. There should be one and ½ car distance on each side of the post box.

EXTERIOR CHANGES OR IMPROVEMENT TO HOMES

For any exterior changes or improvements to your home such as fences, structures, construction material, paint/stain; contact the Design Review Board at our P.O box 1928 for approval. A complete list can be found on our website.

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DUES

All homeowner's dues are due and payable by January 31st of the applicable year. Failure to pay dues timely will result in an additional fee of \$25.00 as a late fee. If the owner does not comply the Association will be required to refer owner to the Association's attorney and the owner will be responsible for all legal & court costs incurred. Dues collected by everyone in a timely manner are very important. The Association has many responsibilities and we must stay viable to meet these responsibilities.

NON COMPLIANCE OF THE CC&RS

All tenants must comply with the CC&Rs. Compliance is the homeowners' responsibility and any homeowner renting out their home will be held accountable for their renter's actions. Each owner must provide the Association with a current mailing address.

Failure to comply to the CC&Rs and after notification with the owner, charges will accumulate as follows:

1 to 15 days late- \$25.00

16 to 30 days late \$50.00

31 to 45 days late \$100.00

46 to 60 days late \$200.00

After the 60th day with non-compliance and nonpayment of fines, the owner will be referred to the Association's attorney, also requiring the owner pay all legal & court costs incurred.

SPEED

The posted speed limit is 25 mph. Please watch out for children. If you find someone racing through the community, please call 911 with the car license number or notify the non-emergency number at 360-676-6911. The police may then have the opportunity to watch that vehicle for future speeding.

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BLOCKWATCH

The Blockwatch meeting will be held on April 30th at 6:30 pm. The meeting will be located at Paul Baker's home, 4824 Outrigger Loop. If you missed signing up at the January Annual General Meeting and would like to attend, please RSVP Ken Gitter at Kennethgitter@comcast.net or 656-6796.

SIDEWALKS

Please keep basketball hoops off the sidewalk and off the road when not in use. There are many children in the area, including parents with strollers. Parents should not have to walk into the street with their strollers to get by the hoops. Please be considerate.

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WEBSITE

You may have noticed if you read the minutes that some names, etc. have been redacted. The reason is to protect owner's names from the internet and for privacy.

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We would like to thank the owners of this Association for their support.

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