

BAYCREST PLAT OWNERS ASSOCIATION
NEWSLETTER **April 2010**



NAME OF DIRECTORS

PRESIDENT- Ginny Benton 371-7102
ginnybenton@comcast.net

VICE PRESIDENT- Dana Bernard

TREASURER- Michele Cavadini 303-5732

SECRETARY- Connie Gitter 656-6796
kennethgitter@comcast.net

DIRECTORS- Jamie McMillen

Ian Thompson

Theresa Robinson

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Do you have information you would like to share with your neighbors? Perhaps you have something exciting happening within your family, such as an award your child has received or a new addition to the family. Articles, news or information on any subject are welcome for submission, provided it is not an advertisement for any business. If deemed appropriate and space is available, your article may be included in the next issue. Please send submissions to Ginny Benton at Baycrestpoaboard@gmail.com.
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Volunteers

We look forward to owner's participation and would encourage anyone to volunteer to join a committee. They include the Design review, budget and social committees.

*** Spring is just around the corner. Please do your best by keeping the visual area from the street looking great by keeping your front yards and driveways neat and tidy. Your neighbors and the rest of Baycrest will appreciate it.

The role of the Board is to follow the rules, regulations and laws of the Association and State of Washington. Every owner signed off on the CC&Rs when you purchased your homes. We want to make Baycrest a wonderful place to live for all and to uphold the rules, regulations and laws that are required for this Association, so please review the important facts on the website that you can find at the bottom of the page.

President's report presented at the January Annual General meeting

GOOD EVENING

First I want to thank you all for attending this evening. It is very important that we all participate as much as we can. WE encourage you to sign up for any of the items listed at the back of the room. There is even a sheet asking you what you might be interested in.

After last years' AGM, your Board set several goals for itself. These items were CC & Rs enforcement, website upgrades, double taxation, and the stabilization of finances.

1. The enforcement of the CC & Rs is a major responsibility of your Board and through these rules to maintain property values for all 131 homeowners. We all need to help maintain property values by ensuring property appearances are clutter free including vehicles not used or working. All CC & Rs must be equally enforced.

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2. Next item was our website. Mike Klassen took over as our webmaster and has created a very professional and user friendly website. The address is www.baycrestbirchbay.com. It has all the forms you need, the CC &Rs, By-laws, approved minutes, applicable RCWs (Washington State laws), and our contact information.
3. Our biggest challenge this year was the Double Taxation issue. Whatcom County established the Birch Bay Watershed & Resource Management District, known as BBWARM. With the establishment of that District came additional taxes for those of us living or owning property in Birch Bay. Realizing that BAYCREST manages and treats its own stormwater, your Board felt our homeowners are being charged twice; once by our association and once by Whatcom County. Because of the unfairness of this, the Board chose to challenge Whatcom County and filled a request of relief for all 131 homeowners.

After many months of negotiations, the county has agreed to a 10% rebate of the BBWARM tax not only for 2009, but for all years forward, provided we maintain our pond and system and report annually to Whatcom County. We have agreed to comply with the County requirements and Ian will attend a County training course sometime this year. Your Board is very proud to be the first homeowners association to file such a successful request with BBWARM. Your 2009 rebate will appear on your next County tax bill as well as the reduction for the year 2010 will follow. CONGRATULATIONS! This effort has saved us all over \$500.00
4. collectively last year and again each year forward.
4. The final goal was to stabilize our finances and maintain our dues and we were successful. Your dues remain \$125.00 for 2010. To help with this goal we established the Budget Committee. The members include the President, the Treasurer, Mickey Masdeo CPA, and Shirley Brocklehurst. We started out by putting out a Request for Bids for our grounds maintenance. We had 6 bids. After detailed review and some further information from two of the bidders we chose to retain North County Lawn Care. We were able to negotiate a reduction of approximately \$1,000 from the previous year. We have streamlined the Budget and are now addressing in more detail the cost of dredging and maintaining the stormwater pond. We need to make certain that we have enough money in our Reserve Fund for the dredging. We don't want any future Board to have to request a Special Assessment to cover those costs.

Our major Goals for 2010:

1. First, is to make certain we have enough money in the Stormwater Reserve Fund to ensure stability with the dues.
2. Second, is to address the problem with Baycrest South and their 10' ditch. Their lack of maintenance and attention to their ditch is causing water to back up into the Baycrest yards on the east side of Seashell Way and Outrigger Loop. Our research has found that the County has no jurisdiction any longer over this ditch. We first have to deal with DB Johnson since there is no homeowner association as of yet that we can find. We hope to

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deal with this issue without legal costs.

Finally, as your President, I want to thank all the Board members for their tireless efforts. We have rarely had any Board members absent from our meetings. A special thank you to Connie Gitter, your Secretary who has done a great job and worked closely with Mike Klassen to ensure the approved minutes are posted on the website in a timely manner and Schellie Cavadini, your Treasurer, who has taken on a tremendous job and done it well. I wish to thank Paul Baker, who has been on both the Block Watch Committee and the Design Review Committee. Paul has stepped down from the Design Review Committee and I thank him for a tremendous job. He remains on the Block Watch Committee. I also want to thank B.J. McMillen for volunteering to join the Design Review Committee.

I wish to thank you for the opportunity to serve on the Board of Directors. It has been a very challenging time for all homeowners and we have accomplished a great deal. We all take pride in our homes and neighborhood and benefit from our shared responsibilities. Thank you all for your efforts.

Respectfully submitted,

Ginny Benton, President

CC&R REMINDERS

*Parking- **Please do not***

Park on front lawns

Park on or across the sidewalk

Park inoperative vehicles on the street or driveways

Park any trailers or oversized trucks on street or your driveway

One of the most time consuming items last year were trailers and boats. Please review the CC&Rs on the website which you can find at the bottom of this page. If you have any questions, please call or email Ginny or Connie.

MAILBOXES

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

PETS

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.**

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, Blaine WA 98231-1928 for approval or clarification. A complete list can be found on our website.

DUES

All homeowner's dues are due and payable by January 31st of the applicable year. Failure to pay dues in a timely manner will result in an additional late fee of \$25.00 being applied 60 days after the due date. The Association has many responsibilities and we must stay viable to meet these responsibilities. We can't emphasize enough the importance of paying your dues on time. If there is a problem, please contact Michelle.

NON COMPLIANCE OF THE CC&RS

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

1 to 15 days after notification	\$25.00
16 to 30 days after notification	\$50.00
31 to 45 days after notification	\$100.00
46 to 60 days after notification	\$200.00

After the 60th day with non-compliance and nonpayment of fines, the owner will be taken to small claims court including a request that the owner pay all court costs.

LIGHTS

The Association is responsible for the payment of lighting not repairing the lights. If you see that the lights are staying on during the daytime or not going on at night, please call the Association. You will need to give the house address closest to the light on the same side of the street as the light and the light number. Each light has its own identification number.

BLOCKWATCH

The coordinators for the Block Watch Program are Paul Baker 927-1315 and Ken Gitter 656-6796. If you would like to become a member of the Block Watch, please contact Paul or Ken with your name, phone # and email. This does not take much time. If you know or see anything or have heard anything suspicious, you can give them the information. This information can be a useful tool to combat future crime in our area. They are in contact with the Sheriff's Office and will forward information to them. By all means if you are under immediate danger or threat, or

something is happening at that moment, dial 911.

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SPEED LIMIT REMINDER – 25 MPH

IMPORTANT LOCAL PHONE NUMBERS

Emergency	911
Whatcom County Sheriff	384-5652
Fire Dist #13	371-2533
Humane Society Animal Shelter	733-2080

Community Groups

Birch Bay Chamber of Commerce	371-5004
Birch Bay Steering Committee	371-0171

Utilities

Birch Bay Water Sewer District	371-7100
Blaine-Bay Refuse Inc.	332-5443
Cascade Natural Gas	(888)522-1130
Puget Sound Energy	(888)225-5773
Sanitary Service Co. Inc.	398-2025

Schools

Blaine School District	332-5881
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We would like to thank the homeowners of this Association for their support in making our community a better place to live.

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