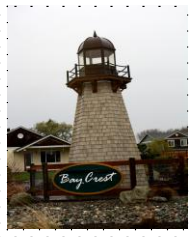


BAYCREST PLAT OWNERS ASSOCIATION
NEWSLETTER **APRIL 2011**



BOARD OF DIRECTORS

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

VICE PRESIDENT- Ian Thompson

TREASURER- Michele Cavadini 303-5732

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

DIRECTORS- Jamie McMillen

Theresa Robinson

BAY CAFÉ & BIRCH BAY CHAMBER OF COMMERCE PRESENTS-

“GANG AWARENESS IN THE BAY”

**WEDNESDAY, April 6th Sandcastle’s Resort
7:00pm**

GUEST SPEAKER: DEPUTY LINDERMAN

As an unincorporated community we do not have full time police protection. Find out how we can stay safe.

***ANNUAL GARAGE SALE**

The County will not be sponsoring the Annual Garage Sale this year. If you are interested in a Baycrest community yard sale, please contact us.

PRESIDENTS REPORT-AGM 2011

Thank you for attending tonight’s meeting. You should know that your Board meets every month to ensure that our Association runs smoothly and that any issues are addressed as quickly as possible.

Last year we reported that we had worked with Whatcom County to return some of your tax money to you with regard to stormwater treatment. We signed an agreement with the County and this year we continued to be involved with BBWARM. We participated in a training program demonstrating our system to the participants. We continue to submit annual reports on our system to the County and do monthly inspections as agreed to.

Our goals for 2010 were to ensure that we continued to put enough money aside for the Stormwater Reserve Fund. At this time we don’t know when we will have to dredge the pond, but we want to be prepared. At present, we have \$3000.00 plus interest in the account. We should be able to place an additional \$1,000.00 in the account for a total of \$4,000.00. Ultimately, we will need between \$5,000.00 and \$8,000.00.

The other issue we set about to solve was the water problem on the east boundary of our development. 12 properties are involved. Water is backing up into their backyards and not draining into the Bay Road ditch. We have been working on this all year and hopefully we will come to a solution soon. We will be meeting with the concerned homeowners after this AGM tonight.

And our final goal was to stabilize the finances of the Association and not increase the Annual Dues. Again this year we had a Budget

Committee that successfully addressed the financial issues, and as a result our dues remain

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the same. We want to thank Shirley Brocklehurst and Jim Grandon for joining Schellie and myself on that committee.

I wish to thank Mike Klassen for all his work on our website. He keeps it up-to-date and easy to navigate. I hope you all take advantage of the resource it offers you. The site is www.baycrestbirchbay.com.

Paul Baker and Ken Gitter help keep us safe and are the Block Watch Captains. Thank you both for all your work.

B.J. McMillen and Janise Rands have been running the Design Review Committee and processing your applications. Janise will be stepping down this year and we want to thank her for her service on the committee for the last 3 years.

Finally, I wish to thank your Board members for all the work this year. They have worked hard and successfully on all our goals. Connie, Schellie and Ian have spent many extra hours on your behalf and deserve our thanks. Board members have seldom missed meetings and I thank them for that. Finally, our Vice President, Dana, is stepping down. I want to thank him for his service and input.

2011 will bring its new challenges and goals and your Board looks forward to tackling them. Please feel free to contact any of us with your questions or concerns.

I wish to personally 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.

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 boats, trailers or oversized trucks on street or your driveway- ****5.1.4 Vehicles, boats & recreational vehicles kept at the side or back of the house must be isolated from the public view within a building or by appropriate fences or landscape screening.**

Please see your CC&Rs for more information.

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.

MAILBOX KEYS

The mailboxes are owned by the Association. The Association was given master keys from the homebuilder when the Association was created. Each owner who may have changed out their locks for any reason is responsible to give a master key to the Association President. Locks may not be changed without the Associations permission and must be done by the Association and not the individual homeowner. Locks may not be changed out. Please note that your privacy is not at issue. The keys have been and will continue to be kept in a safe place.

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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. Keep your pet on a leash at all times while outside your home or backyard.

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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.

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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. Dues must be paid by May 30th or your property will be subject to a lien. If there is a problem, please contact Michelle.

LETTERS TO OWNERS

The Board has been notified by legal council that when any CC&R has been violated two letters will be mailed, one by regular mail and one certified. If the owner resides in Canada, the letter will be mailed by registered mail. Any additional costs such as this are owed by the owner and not the Association members.

ROLE OF THE BOARD

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. Tenants must also comply with all rules & laws.

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 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.

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TENANTS

Tenants are responsible to adhere to the CC&Rs and State of Washington statues. If you have not received a copy, the CC&Rs can be found at our Website-
www.baycrestbirchbay.com

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 Ken Gitter 656-6796 & Paul Baker 927-1315. If you would like to become a member of the Block Watch, please contact Paul or Ken with your name, phone # and email. If you see anything suspicious or you have anything stolen, been tagged, call 911 and report it. It is important that the Sheriff's Office be aware of any crime in our area. Calling 911 is not just for life and death emergencies. If the Sheriff's Office is not notified, they think everything is fine in our area. We need to stay vigilant to keep our neighborhood safe

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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.

COMMUNITY SPEED LIMIT REMINDER – 25 MPH

Thank you for keeping your yards looking so nice. The community taking pride in their neighborhood is very important.

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.