July 27, 2024

Hello all Beachwood Community Association Members!

I hope everyone is having a great summer so far. The following is some exciting news about our home owners’ association. I urge you to read carefully, and to fully participate in the areas requested.

First of all, we have a website! Hurray! And many thanks to Josh Carr, our president, who took the time and effort to make this happen. This will make our communications so much easier! Please visit [www.bwca-hoa.com](http://www.bwca-hoa.com) to visit and admire our new site.

Now, on to things happening. The re-write of our Bylaws has been in the works for a long time. The reasons for needing a rewrite are because they were written in 1971, used antiquated language, and were no longer in accordance with current Washington State RCWs. The proposed updated set of Bylaws is now posted on our website for review.

The updated Bylaws are in accordance with current Washington law. They have been simplified in both language and content to satisfy the requirements of the law and to make it easy to understand. Bylaws are simply a set of rules for how we run the Association. They are NOT CCRs (covenant, conditions, and restrictions). This Association does not have CCRs.

Before we can adopt and record the newly written Bylaws, the Association must vote to accept the new version, by a simple majority. This means we need, at a MINIMUM, 51% of you all to vote to accept the new Bylaws.

To this end, a stamped VOTING POSTCARD is enclosed. Please, please take the time to review the Bylaws on the website, and be so kind as to mark your vote on the postcard and mail it back to us. If you have any questions regarding the Bylaws prior to voting, please direct them to Annie Poechlauer - [anniepoechlauer@gmail.com](mailto:anniepoechlauer@gmail.com) 425-428-8169.

Also on the postcard is a box for you to agree to accept receiving emails in place of traditional mailings of notifications of meetings, annual dues reminders, and any other Association information. Please choose how you would like to be notified.

Please return the Voting Postcard by August 25.

Next, lets discuss water. Those of us that have lived here awhile know that our well and water system have challenges from time to time. It is an old system, and it shows. The BWCA Board frequently gets questions about our water supply, and it is a topic of conversation at every Association meeting.

Because our home owners’ association was formed *exclusively* to manage our shared properties of the park and beach (see the Articles of Incorporation for review), we cannot utilize our Association to organize complaints to third party companies regarding any of our utilities. This duty falls to each individual property owner.

But, since we are all members of the same community, we do encourage everyone to become educated on our current water system, and to communicate to the appropriate entities any concerns you may have. To make this as easy as possible, we have added onto our website the names, numbers, and addresses of the owner and the managing company of our water system. Additional information can also be found regarding government agencies responsible for safe water systems.

Please feel free to contact any and all of the responsible parties as often as you like. Report outages, discolored water, reduced pressure, or anything else anything that concerns you about your water. Improvement can only occur through clear and ongoing communication with the responsible parties.

And finally, lets talk beach path! This is, after all, our reason for existence. The beach path maintenance committee, consisting of Kurt Poechlauer and Phil Mendoza, has been busy planning a new set of steps to bypass the wet area of the path (about halfway down). The Board has approved funds to purchase the necessary materials for this stairway. In addition, the failing railroad ties will be replaced with large concrete bricks. This brick work will be ongoing, with the replacement of the most compromised areas first. The committee always welcomes assistance with this work! If you are able to help, even for a just few hours, email or call Kurt Poechlauer – [kurt.poechlauer@gmail.com](mailto:kurt.poechlauer@gmail.com) 425-394-6504.

Please use the park and beach! It is ours to enjoy, and now is the time to enjoy it!

Thanks for reading this. We look forward to receiving the completed Voting Postcard from each of you before August 10th.

Have a great rest of your summer!

Annie Poechlauer, Secretary, on behalf of the BWCA Board