

TIDES WEST ANNUAL MEETING

AUGUST 2020

Now is that time that you would be hearing from the Board about our 2020 Annual Meeting. As we all know, 2020 has been anything but a normal year. Given the current circumstance, we believe it is safer for all of us to cancel our annual face to face meeting and picnic this year. However, we do have a couple of important pieces of business that need to be addressed.

We will be asking for your vote on changes to our Covenants. Every 10 years, which means 2020, we are required to review and modify our Restrictive Covenants if needed. As you know, our Covenants are very important to defining the community standards that help maintain our property values and make this a desirable place to live. We have a Covenants Review Committee that has been working on some proposed changes for the last year. These changes have been reviewed and approved by the Board at our July 2020 meeting. You will find a red-line copy of the Covenants attached with the changes highlighted. You will find new language in red and deleted language with strikethrough. Most of the changes are minor and provide for better clarity of our intent. We have added new sections with Definitions and Owners Responsibilities. We do have one major change and that is in Section XI. Enforcement of Covenants. We felt the need to strengthen this section to provide for a better process for the Association to ensure these Covenants are followed by all members. We also wanted to add language that would provide a clear and fair process for our members to appeal any decision that might be adverse to them or result in fines. You will find a separate ballot in this package that allows you to vote on each section of the Covenants that has proposed changes. Please vote and return this ballot as soon as possible.

We also have four positions up for election for the Board of Directors this year. All the Board members up for election have agreed to serve another term and are listed below.

Tamara Kuhn, Anne Wilson, John Holtermann, and Bryan Lozano.

We will consider them reelected unless a majority of the members object in writing.

We have included a copy of the Annual Treasurer's report which includes our approved budget for 2020-2021.

All materials will be on the website, www.tideswest.org, by the middle of August, including the minutes from last year's meeting. If you would like to return your ballot via email, please send a copy of your completed ballot to jholtermann@charter.net.

We would like to remind you of several things that are important to our community.

1. Fireworks – Fireworks are not allowed in Tides West.
2. Speed Limit – We have received numerous complaints this year regarding traffic going faster than the 25 MPH limit in our neighborhoods. We have many kids in the neighborhood now and ask that you please go the limit, or even slower if children are present.

(Please turn page over for more)

3. Landscaping – Please remember that our covenants require owners to maintain their property with the appropriate landscaping. If your property is developed, please make sure it is mowed regularly. If you are unable to get here on a regular basis, the Board can recommend several landscaping companies for you to consider.
4. Architecture Committee – Please review your copy of the “Covenants” for the items that require Architecture Committee and Board approval, before you begin the work! This includes things like painting your house or replacing your roof. The procedure is outlined on our web site under the post for Architectural Committee. Here’s a link to the post: <http://tideswest.org/wp-content/uploads/2010/03/Architectural-Committee-Request-Requirements.pdf>
5. Dogs – Our Covenants have a requirement that all dogs must be on a leash in Tides West. We have seen several dogs running loose and in some cases, being aggressive with people they encounter. We also ask that you pick up after your dogs and have provided mutt mitts in the park and on the beach trail. We have noticed a significant improvement in this area over the past year. Thank you!
6. Renters – We are continuing to compile a current list of renters, so if you have a property you are renting out, would you please complete the attached form and send it to John Holtermann, 1105 195th St., Long Beach WA, 98631. If there are no changes from last year, you do not need to complete a new form.
7. Garbage – If you are here for a weekend only, please take your garbage with you when you leave. Leaving a can out from Monday thru Wednesday (pick up day) is a great way to attract a bear and make a mess. Also, the garbage can in the park is for dog related clean up only. Please take any trash from your activity in the Park with you when you leave. We would also ask that you not leave things on your property with a “free” sign.
8. Restroom Keys – If you need a key to the restroom in the park, please contact John Holtermann. His contact info is on the website. Keys will be available at the Annual Meeting. The keys will not open the restroom during the winter months as the water is turned off to prevent freeze damage.
9. eMail Address and phone number – We would like to collect as many email addresses and phone numbers of our members as we can. This will allow us to have more cost effective and frequent communications than regular mail. It will also help us get in contact with you if there is an emergency. Please send your email address to jholtermann@charter.net.

We hope that by next summer we will be done with this pandemic and can get back together for our in-person annual meeting and picnic. Please stay safe!