

Member Update 11-25-23

I trust you all had a blessed Thanksgiving. During my walks through the neighborhood, I noticed extra vehicles at a number of homes and imagined families enjoying one another's company during the holiday.

Board Meeting: The next regular meeting of the Tides West Community Association Board of Directors will be this coming Saturday, December 2. It will be held at the home of Margie Smith at the West end of 194th beginning at 10:00 AM. Members are welcomed to attend either in person or on line. Address and connection information are included in the copy of the agenda attached to this email. The agenda will also be posted on the Tides West web page.

Loomis Lake Park irrigation: The new pump is installed and irrigation system tested. There are a few sprinkler heads that appear to be plugged and one that needs to be replaced, but they will be taken care of in the spring before we begin irrigating.

Winterize: It is not often that we have temperatures well below freezing, but it does happen. Think about steps you might need to take to winterize your home. Frozen pipes can break causing leaks that result in significant damage. Be sure to disconnect hoses from outside faucets as they can cause damage in a freeze even if your faucets are frost free. You may also want to buy the inexpensive bonnets that you put over the outside faucets at Jack's for extra peace of mind.

Covenants and Bylaws: Especially if you are new to our community, take some time to review the Covenants and Bylaws posted on the web site. Ignorance is no excuse when it comes to compliance with these documents.

Questions and Comments: Use the tab for member input on the web site to ask questions or offer input. That way it will go to all board members and you will receive a response in short order.

Annual Dues: Annual member dues statements will go in the mail on or about December 4th. The membership voted at our annual meeting last August to raise annual dues to \$125. They also approved charging dues based on the number of uncombined lots owned rather than by membership. Dues will be due the first of January and will be delinquent as of February 1st resulting in an additional fine.

Notification by email: In your dues notice you will also find a form allowing the Association to give you, as a member, official notifications by email rather than USPS. For some of you, this may be more convenient and it would save the Association some postage.

Member not in good Standing: According to our revised Bylaws, the Tides West Board has the authority to designate those who are a year delinquent with dues or other charges as "members not in good standing." Said designation will place certain limitations on your participation as a Tides West member.

Property Liens: According to the revised Bylaws, the Board is directed to file a lien with the Pacific County Auditor on the property owned by the delinquent member whose dues plus the cost of filing totals \$500 or more. Since the State of Washington raised the cost of filing a lien to \$300 as of January 1st, being two years delinquent with dues would trigger a lien. The board would rather work out a payment plan with members, but if that fails, we are obligated to file which will add roughly an additional \$600 to what the member owes. If you find yourself in this position and are unable to pay the total amount, Please respond to this email for an appointment with a board member to work out a solution.

A sense of community: On behalf of all Tides West members, I would like to express my thanks to those of you who make the effort to keep your property attractive. I would also like to offer thanks to members who have made recent improvements to the curb appeal of their property. Our middle name is community. We have a responsibility to other community members to keep Tides West properties looking attractive making our community a desirable place to live both for those of us who reside here and for those looking to purchase properties. The overall appearance has a bearing on the value and desirability of each individual property. With a little effort we can all do our part to keep Tides West as one of the most desirable places to own property on the peninsula.