

TIDES WEST ANNUAL MEMBER MEETING

TW LOOMIS LAKE COMMUNITY PARK

SATURDAY AUGUST 17, 11:00 am

The agenda, treasurer's report, proposed budget, explanation of Bylaws changes and members standing for election to the Board will be available on the Tides West website two weeks before the meeting.

www.tideswest.org. If you would like to run for the Board of Directors, please contact the association president at memberstideswest@gmail.com. Include a short paragraph introducing yourself. You may also introduce yourself and volunteer to run at the annual meeting. **Bring your own chair to the meeting.**

Community Picnic: Although the picnic is not a Tides West Association sponsored event, individual Board members will be serving hamburgers, hot dogs, chips and condiments after the meeting. We encourage you to enjoy the picnic and get to know your neighbors. Members may bring their own drinks and side dishes. Paper plates and plastic utensils will be provided.

Proposed Change in Bylaws

At our 2023 annual meeting, members approved the association filing a lien against the property of any member whose delinquent dues and/or fines, when added to the cost of filing the lien, is equal to or greater than \$500. At that time, the cost of filing a lien was approximately \$225. In January, the state raised the cost for filing a lien to \$322.50 plus one dollar per page, or about \$325. This would mean that a member who owes \$175 would have a lien filed against their property. The lien would add approximately \$650 to the amount owed. The Board proposes changing this section of the Bylaws to add that the member must also be 2 years delinquent. See ballot for the specific language changes proposed.

Senate Bill 5796

Washington State Senate Bill 5796 has been passed by the Legislature and signed by the Governor. This legislation makes major changes to the RCWs governing HOAs. One such change will require that if any member makes a request, the Home Owners' Association must turn over the email addresses on record of all members of the association. Because we are under the regulations for HOAs formed prior to 2018, this will not immediately impact us. However, a member may request that the HOA not share his or her information, in which case the Association will be required to redact personal email address before responding to such a request. In 2028, the new RCWs will be applied to all HOAs.

To request that your personal email address not be shared, send a written request to:

Tides West Community Association
PO Box 534
Ocean Park, WA 98640

Use the request form included to exclude the sharing of your email information. The request form will also be available on the Tides West Community Association web page under "member updates."

<https://tideswest.org/wp-content/uploads/2024/07/MEMBER-REQUEST-TO-PROTECT-PERSONAL-EMAIL-INFORMATION-FROM-DISTRIBUTION.pdf>

Proxy Voting: We are including a proxy voting form for those of you who will be unable to attend the meeting in person. (pages (3-4) You may fill out the enclosed form assigning your proxy to another person or assign your proxy to the Tides West Board which has committed to counting your vote exactly as you fill it out on the reverse side of the proxy form. Proxy forms may be mailed to PO Box 534, Ocean Park, WA 98640. You may also scan both sides and attach them to an email to memberstideswest@gmail.com. Proxy forms must be filled out, signed, and received by August 16 in order to be counted. Those who attend the meeting will be given an official ballot to be filled out at the meeting. Proxy forms will not work for in person voting.

Landscaping and upkeep: Please remember that our covenants require members to maintain their property with appropriate landscaping and upkeep. <https://tideswest.org/wp-content/uploads/2023/09/TW-Covenants-2022.pdf> Please keep your property mowed regularly. If unable to do it yourself on a regular basis, the board can recommend landscaping options for you to consider.

Architectural Committee: Please review your copy of the “covenants” for items that require Architectural and Board approval before you begin work. <https://tideswest.org/wp-content/uploads/2023/09/TW-Covenants-2022.pdf> This includes painting, reroofing, adding a fence or outbuildings. The Architectural Committee chair is Kevin Heimbigner. kheimy@centurylink.net The Architectural Committee project approval request form is available on the Association Web page under Architectural Committee. <https://tideswest.org/wp-content/uploads/2024/05/Architectural-Committee-Proposal-form.pdf>

Garbage: Tides West no longer has garbage pick-up service for the park or beach trail. The containers at both are for pet waste only. Please do not deposit household garbage in either can. Plan to take garbage home with you after visiting common properties.

Email notifications: 49 members have chosen to receive official Tides West Association notifications by email rather than USPS. This saves the association approximately \$1.00 in printing and postage for every member who makes this choice. If you would agree to receiving your official notifications rather than USPS, you may fill out and return the form included. Your email will be protected from being shared if you fill out the form below or download from the website under member updates. <https://tideswest.org/wp-content/uploads/2024/07/Member-Agreement-for-Official-Communication-by-Email.pdf>

Beach Trail: For your convenience, we have recently graded and upgraded the beach trail approach and part of the trail itself. The board is working on language to help prevent motorized vehicles, including electric bikes from being a safety hazard and/or creating ruts in the trail.

Questions and concerns: If you have questions or concerns, please use the comment (contact) section on the website so they will be received by all board members. Your concerns will receive a response from a board member within a day or two. The Board will ignore anonymous questions or concerns. <https://tideswest.org/contact-us/>