



BIRCH BAY VILLAGE

COMMUNITY BULLETIN

OCTOBER 2026
VOLUME 44 EDITION 10



VILLAGE CONTACTS:

EMAIL: contactus@bbvcc.com

MAIN PHONE: 360-371-7744

OFFICE	PRESS 1
FRONT GATE	PRESS 2
COMPLIANCE	PRESS 3
GOLF & PRO SHOP	PRESS 5
MAINTENANCE	PRESS 6
POOL	PRESS 7
GENERAL MANAGER	PRESS 9

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Show & Shine – September 5, 2026

Shining chrome, polished paint, and plenty of horsepower! The Service and Social Club's annual Show & Shine brought together 26 participants and their impressive vehicles for an afternoon of automotive fun, community spirit, and appreciation for all things on wheels. Thanks to everyone who brought a vehicle, stopped by to admire the rides, and made this event a success! Photos courtesy of Laurie Kritz. More photos on page 11.

ASSOCIATION

News and Information

COMMITTEE MEETINGS

are held via ZOOM and/or in the
Maintenance Conference Room:

Meeting ID: 88586569122

Password: 8055

Phone In: 1-253-215-8782

- 1 - 64.90 Task Force 10:30 AM
- 5 - Lakes, Ponds & Drainage 5 PM
- 6 - ACC 10 AM
- 12 - Safety & Security 3 PM
- 15 - 64.90 Task Force 10:30 AM
- 26 - Community Plan Task Force 10:30 AM
- 27 - Marina 2 PM
- 28 - Finance 1 PM
- 29 - 64.90 Task Force 10:30 AM

OCTOBER BOARD MEETING

(via Zoom & in Clubhouse)

Board Meeting - 22 at 2 PM

BBVCC BOARD OF DIRECTORS

Email: bbvboard@bbvcc.com

Current Members:

Randy Ambuehl, President	Dave Owen
Mathue Totten, Vice President	Caprice Pine
Scotty Diamond, Secretary	Bob Whale
Dan Nedved, Treasurer	

ACC APPLICATIONS

PROJECT APPLICATIONS FOR THE
TUES., NOV. 3, 2026 MEETING
MUST BE SUBMITTED BY 9 AM ON
MONDAY, OCTOBER 19, 2026.

COMMITTEE MEMBERS

ARCHITECTURAL CONTROL (ACC)

email: ACC@bbvcc.com

Current Members:

Michael Stringam, Chair	Rich Santi
Lisa Guthrie	Scotty Diamond
Kevin Ryan	Robert Whale
Lyle Sieg	

ELECTION

Current Members:

Laura Bailey	Rob Simonds
Karen Parry	Michael Sipe
Beth Seils	Tim Wilde

SUMMARY OF BOARD ACTION 09-17-2026 (REGULAR MEETING)

- Meeting called to order at 5 PM
- Agenda approved with the addition of an authorization to purchase a flail mower.
- Approved consent agenda with item k pulled for discussion
 - a. Approval of Board Meeting Minutes August 20, 2026
 - b. ACC- Minutes of August 4, 2026
 - c. Lakes and Drainage - Minutes of August 3, 2026
 - d. Safety & Security - Minutes of August 10, 2026
 - e. Golf Committee - Minutes of August 11, 2026
 - f. Finance Committee - Minutes of August 26, 2026
 - g. Marina Committee - No minutes
 - h. 64.90 Task Force - Minutes of July 31, 2026 and Draft August 14, 2026
 - i. Operations Report Review
 - j. Action Item List Review
 - k. Correspondence
- After a brief discussion regarding item k, item k on the consent agenda was approved.
- Approved the proposed 2027 Budget as presented by the Finance Committee Chair and the General Manager.
- Approve the following recommendations from the Safety & Security Committee
 - o #1 - The committee suggests that when the annual Golf Course Trail Use Fee is collected for a new user, or is being renewed for an existing user, the recently-approved Golf Cart Registration documentation and one-time fee could be linked to the transaction at the same time.
 - o #2 - The committee requests that compliance officer(s) provide at its October 12th meeting the following information from the Laser Tech 20/20 TruVision ("LIDAR") speed gun and digital video camera system:
 - Confirmation that compliance officer(s) have completed the system training module that was provided in 2025 by board member and committee liaison Dave Owen (date the user training module was successfully completed by each person)
 - Confirmation of most-recent calibration of the unit (confirm certificate is on file)
 - Confirmation of system usage since put into service (log of vehicular speed offenders acquired with the system; digital data files including date, location, vehicle speed, photo image)
- Approved motion to accept the walking proposal extension through November 2026 at a fee of \$15 per month.
- Approved motion to amend previous amendment to include requiring walkers to sign a waiver.
- Approved motion to authorize the General Manager to transfer \$2,685.46 from General Reserves to Operating Reserves and \$2,012.23 from Operating Reserves to Marina Reserves to balance interfund transfers through the month of August 2026
- Approved motion to authorize the expenditure of up to \$136,987.56 from the Operating Fund insurance budget to renew the Association's 2026-2027 general insurance program through Acisure and the respective insurance carriers, in accordance with the proposal presented, subject to completion of all binding requirements and final confirmation of coverage by the General Manager
- Approved motion to retain Turner HR Services, Inc. to conduct the recruitment and selection process for the BBVCC Capital Projects & Asset Manager position for a professional fee of \$15,000, plus reasonable advertising, background-check, and authorized candidate recruitment expenses, and authorize Management to execute the agreement and proceed with the search.
- Approved motion to authorize the expenditure of \$5,040, plus applicable sales tax, from the Operating Fund for the one-time licensing, professional services, creation, training, and implementation of a Northstar NS Connect public website, and further authorize an ongoing support expenditure of \$200 per month, or \$2,400 annually, subject to final confirmation by the General Manager of the support scope, contract term, implementation requirements, and consistency of the final order documents with the proposal presented.
- Approved motion to authorize an expenditure not to exceed \$13,068 from General Reserves, inclusive of 8.9% sales tax, for the purchase from Scholtens Equipment of a new 2026 US Mower EX30 flail mower attachment, roller, and safety chain kit for the BBVCC excavator to be funded from General Reserves.
- Approved motion to adopt resolution to remove prior Board members and add new to also allow online access for General Manager and Assistant General Manager.
- Approved motion to move into executive session at 7:54 pm to discuss personnel matters, possible violations of governing documents and possible legal issues.
- The Board moved out of executive session at 9:36 PM and approved the following motions: Reduce fine for 10A-019 by 50%, waive fine for lot 001-063, reduce fine by 50% for lot 012-056, uphold fine for and potential 6 month suspension of golf privileges pending a hearing for lot 012-016, waive fine for lot 001-012, waive fine for lot 005-008, waive 4 of the fines, uphold 13 with additional doubling of fines for repeated violation with singular vehicle involved for \$450 and additional \$600 charge for unreasonable request of records (24 hrs of time at \$25 an hour), extend 2025 maximum vacation hour carry over for exempt employees to 200,
- The meeting was adjourned at 9:42 pm

SEPTEMBER COMPLIANCE REPORT

Compliance Letters Issued					
Speeding	72	Cure Notice	1	Lawn Maintenance	2
Parking in unapproved area	4	Reckless/Negligent driving	1	Items stored in front of house	1

INCIDENT REPORTING ONLINE

GOLF COURSE INCIDENTS:

<https://bbvcc.com/submit-a-golf-course-incident-report/>

VILLAGE INCIDENTS:

<https://bbvcc.com/submit-a-village-incident-report/>



Speed Data						
MPH	5580 Salish	5397 Salish	8226 Sehome	8250 Quinault	Totals	%
16-20	8257	3191	7150	8894	27492	80.27%
21-25	2254	508	1045	2428	6235	18.20%
26-30	211	30	38	184	463	1.35%
31-35	15	12	1	23	51	.148%
36-40	2	1	1	1	5	.014%
41 +	1	0	0	1	2	.005%

Compliance & Speed Data Gathered from Sept 1-23, 2026

ARCHITECTURAL CONTROL COMMITTEE OCTOBER 6, 2026 MEETING AGENDA

CONSENT AGENDA:

- None

OLD BUSINESS:

- 5553 Coquitlam Rd - Extension Request
- 8055 Cowichan Rd - Tree Removal

NEW BUSINESS:

- 8138 Sehome Rd - Shed

COMPLIANCE/CURE NOTICES:

- 5658 Salish Rd. - Cure Notice
- 5781 Nakat Way - Cure Notice

ADDITIONAL ITEMS DISCUSSION:

- ACC Workshop
 - Committee member appointments

If you have ACC questions, please contact, Amy Ashby at amy@bbvcc.com or, acc@bbvcc.com or, call the office at 360-371-7744.



COMMITTEE MEMBERS

FINANCE

Current Members:

Bev Franklin	Erin Ryan
Sue Garrigan	Bonnie White
Dan Nedved	Sandy Zeitel

GOLF

email: krista@bbvcc.com

Current Members:

Laura Bailey, Chair	Patty Nitta
Steve Franklin	Don Shank
Mari Herbert	
Craig McCallum	

LAKES & DRAINAGE

email: lakes@bbvcc.com

Current Members:

Jonathan Hall, Chair	Bill Reilly
David Carpenter	David Scheirman
Jack Dyrland	Betsy Just (Ad-hoc)
Gwynne Fowler Briggs	Lowell Lorenz (Ad-hoc)

MARINA

email: marinacommitee@bbvcc.com

Current Members:

John Stone, Chair	Scott Tobiason
Kevin Anthony	Bryan VanderYacht
Wade Church	Ted Wiegert
Mike Moriarty	

SAFETY & SECURITY

email: Safety@bbvcc.com

Current Members:

David Scheirman, Chair	Jason McElyea
Ron Bendschneider	Mike Lubow
Billy Brown	Maureen Server
Michelle Ihlan	

COMMITTEE VOLUNTEERS WANTED

If you are interested in volunteering for a committee, please submit a Committee Member Application which can be found on the BBV Website at:

<https://bbvcc.com/applications-forms/> and email to justine@bbvcc.com

ASSOCIATION

News and Information

TASK FORCE MEMBERS

BBV DECLARATIONS, COVENANTS AND BYLAWS REVISION TASK FORCE FOR RCW 64.90

Current Members:

- Scotty Diamond
- Bev Franklin
- Llew Johnson
- Dan Nedved
- David Scheirman
- Margreta Silverstone, Chair
- Mike Stringam

COMMUNITY PLAN TASK FORCE

Current Members:

- Bev Franklin
- Lisa Guthrie
- Ginger Larsen
- Kirk Martin
- Jill McCallum
- Caprice Pine
- Kevin Ryan
- Mary Santi
- David Wilbrecht

NOTICE OF ANNUAL GENERAL MEETING OF THE BIRCH BAY VILLAGE COMMUNITY CLUB

FRI., NOV. 6, 2026 @
7:30 PM
BBVCC
CLUBHOUSE –
8181 COWICHAN
ROAD, BLAINE WA
98230

*If you plan on attending
in person, please be
aware that the doors
close at 7:30pm

DELIQUENCY NOTICE

Act#	Lot	Over 90	Total
12M013	12M-013	\$17,706.50	\$18,371.00
007026	007-026	\$17,549.39	\$17,549.39
006028	006-028	\$14,633.73	\$14,654.80
12M032	12M-032	\$11,885.19	\$12,788.64
004060	004-060	\$9,345.17	\$9,412.30
12C019	12C-019	\$8,744.61	\$9,261.11
12C051	12C-051	\$6,992.25	\$8,892.25
007016	007-016	\$6,220.79	\$6,874.19
004069	004-069	\$6,266.55	\$6,266.55

Act#	Lot	Over 90	Total
11B014	11B-014	\$4,218.46	\$5,150.32
12C076	12C-076	\$4,039.65	\$4,748.80
12M018	12M-018	\$3,449.06	\$3,449.06
12M042	12M-042	\$3,476.15	\$3,267.25
008020	008-020	\$3,192.25	\$3,192.25
015020	015-020	\$3,192.25	\$3,192.25
15A009	15A-009	\$3,113.27	\$3,113.27
15A008	15A-008	\$3,000.00	\$3,075.00

FROM THE OFFICE

CHANGE IN MEETING TIMES

Please review the semiannual meeting calendar for a few notable meeting changes, in particular the BBV Declarations, Covenants, and Bylaws Revision Task Force for RCW 64.90 has changed their meeting date from 10am on the second Friday of the month to Thursdays at 10:30 am as marked in lavender on the calendar posted on the Board & Committee webpage you can find at: <https://bbvcc.com/wp-content/uploads/2026/09/Revised-Meeting-Schedule-second-half-year.pdf>

2027 BOARD APPROVED BUDGET

The BBVCC Board of Directors met at their regular September Meeting and adopted the 2027 Finance Committee recommended budget. The overall budget increased by 6% and dues by 6.2%. Operating expenses held flat at a 0.1% increase with the majority of the increase coming from a 20% increase in reserve contributions.

For more a more detailed look at the number and analysis, go to our Financial Documents Page: <https://bbvcc.com/financial-information/> on our website or use the following links:

2027 Proposed Budget - Board Adopted: https://bbvcc.com/wp-content/uploads/2026/09/2026.09.11_bbvcc_budget_2027-FICO-Recommended-Board-Adopted.pdf

2027 Board Adopted Budget Summary: https://bbvcc.com/wp-content/uploads/2026/09/BBVCC_2027_Budget_Executive_Summary.pdf

September 12, 2026 Budget Town Hall Presentation Slide Show: https://bbvcc.com/wp-content/uploads/2026/09/2026.09.12_budget_TH_OpResv.pdf

The next step in the budget process will be preparing the Budget Election Notice that we will be sending out to everyone by email and regular postage mail by the end of the month.

As in the past the election will take place the first Friday of November at 7:30pm at the Clubhouse. This year that will be November 6th. We will be opening up electronic voting and have paper budget packets available between 30 and 45 days prior to the Budget Election Meeting.

If you have any questions about the budget, please contact the General Manager at David@bbvcc.com

FROM THE OFFICE

COMMUNITY PLAN SURVEY

During the first two weeks of September, the Community Plan Task Force conducted a survey. The survey closed with 490 out of 1,129 lots responding.

Yes — 490 responses out of 1,129 invited members is about a 43.4% response rate, which is generally considered “very good” for an HOA survey and well above typical online survey benchmarks according to SurveyMonkey.

We have also received approximately a dozen paper surveys that have not yet been entered into the final data set. These represent only about 2% of the responses received and are not expected to substantially change the overall results for most questions. Once those surveys have been entered and the data finalized, we will repost the complete results.

Rather than delay sharing the information any longer, the **preliminary** survey results are available for review: <https://bbvcc.com/wp-content/uploads/2026/09/2027-CPTF-Survey-Results-9152026-.pdf>

The Community Plan Task Force reviewed and discussed the preliminary results at its September 28 meeting. Following that review, the Task Force will provide additional analysis and observations to the Board and the community as the Community Plan process moves forward.

Thank you to everyone who took the time to participate. The strong response provides valuable insight into the priorities, concerns, and perspectives of the Birch Bay Village community.



BBV BUS STOP PROTOCOL

It has been brought to our attention by the school bus driver that some parents dropping off or waiting for their children at the bus stop on Birch Bay Drive are parking or stopping on the Birch Bay Drive side of the fence.

Vehicles in this area can make it difficult for the school bus to safely pull completely off Birch Bay Drive and into the designated turnout, potentially creating a safety concern for the bus, passing motorists, and children using the bus stop.

For everyone's safety, we ask that parents dropping off or picking up children, or waiting in their vehicles, please do so on the Birch Bay Village side of the gate. Keeping the turnout clear will allow the school bus to safely enter and exit the bus stop area while remaining clear of traffic on Birch Bay Drive.

Thank you for helping keep our children and community safe.

OFFICE

Email: contactus@bbvcc.com

Phone: (360)371-7744

Hours: 9 AM - 4 PM (Monday - Friday)

David Franklin, General Manager
david@bbvcc.com

Justine Brooks, Assistant General Manager
justine@bbvcc.com

Amy Ashby, Executive Coordinator
amy@bbvcc.com

Patrick Heaviside, Harbormaster
patrick@bbvcc.com

Brad Stolzenberg, Compliance Officer
brad@bbvcc.com

Ron Rehon, Compliance Officer
ron@bbvcc.com

Karie Totten, Office Administration
karie@bbvcc.com

GOLF COURSE MAINTENANCE

Email: bob@bbvcc.com

Phone: (360)371-7744, option 6

Steve Brand, Golf Superintendent

Ryan Alexander, Assistant Greenskeeper

MAINTENANCE STAFF

Email: bob@bbvcc.com

Phone: (360)371-7744, option 6

Bobby Hoffer, Maintenance Supervisor
Bob@bbvcc.com

Brian Nelson, Assistant Maintenance Supervisor

Robert Cota, Maintenance Staff

Ray Heinzen, Maintenance Staff

PRO SHOP

Email: golf@bbvcc.com

Phone: (360)371-7744, option 5

Hours: Daily 9 AM - 5 PM

Krista Templeton, Recreation Supervisor
krista@bbvcc.com

Ryan Turnberg, Pro Shop Attendant

Barb VanSwearingen, Pro Shop Attendant

Kya Villanueva, Pro Shop Attendant

SECURITY

Email: security@bbvcc.com

Phone: (360)371-7744, option 2 (front gate), option 99 (patrol)

FROM THE SAFETY & SECURITY COMMITTEE

Getting to know BBVCC rules

[BBVCC General Rules and Regulations](#)

Sports Courts:

11.7 The Tennis, PickleBall and Basketball court rules are posted at the courts.

11.7.3 Because of the popularity of our courts, and particularly of pickleball, guest usage is limited to only those playing with an owner/resident on one court with that same owner/resident. For guests that wish to play with others and/or play on our courts without the owner/resident present, they must purchase a sponsored pass.

11.7.4 In order to provide reasonable court access to all groups and players of all levels, the General Manager or proxy reserves the right to limit court reservations to groups consistently booking out available court times.

Halloween Safety tips

Watch your speed & be extra careful backing out of driveways.

Avoid using candles in decorations

Verify ALL candy is "safe to eat" before allowing children to consume



Bring a flashlight



Walk in a group



Stay alert for cars

Remember to Share the Road Walk on the left Bike on the right

WALKERS:

- MAKE SURE DRIVERS SEE YOU.
- Focus on walking and always LISTEN FOR VEHICLES.
- STAY ON THE SIDEWALK. If no sidewalk, walk on the far left off the side of the road, facing traffic.
- Cross the street ONLY at corners or CROSSWALKS.
- Wear bright clothing and use a flashlight at night.



The BBVCC speed limit applies to ALL vehicles, motorized or not



5.1.1 The speed limit on all roads within BBV is 20 MPH. Violators will be subject to citations.

FROM THE SAFETY & SECURITY COMMITTEE

Great American Shakeout October 15th @ 10:15am

[WA Great American Shakeout](#)

October is earthquake awareness month. Above is the link to Washington State's flier with links and tips. Below are some additional links & tips to start preparing you and your family in the event an earthquake occurs.

Preparation is the key. Learn what you should do before, during & after an earthquake. [Before, during & after an earthquake](#)

Check how to turn off utilities [How to shut off utilities](#) Plan ahead and decide how you will reunite with your family after an emergency. In the link is an easy to fill out form that you can download and give/send to family members. Be sure and share with at least one family member/friend who lives out of the area. **Learn more:** [Make a family plan](#)

After an earthquake: Plan on our community being on its own for several days. Being prepared means having your own [Food, water](#) and other [supplies](#) to last for several days. You can collect items you have around the house & add to the kit over time.

Consider getting the free My Shake app for your phone

Talk with your immediate neighbors to determine if anyone will need help in the event of an evacuation. Create a text/email/phone group to use during emergencies or a phone tree.

Being proactive and prepared ahead of time can bring you some peace of mind and save time if you need to leave your home suddenly.



**Whatcom Unified
Emergency
Operations
Center**



Whatcom Unified AlertSense Messages

Sign up to receive emergency alerts and severe weather warnings that could directly impact you and your family.

Whenever a significant incident occurs in Whatcom County, the Whatcom Unified Emergency Operations Center uses various methods to notify the media and the public. One of those methods is a messaging system called AlertSense. AlertSense allows us to send a message to an email address, as a text message to a phone, and/or as a voice message to a phone. We also have the ability to send a message to everyone registered in the system, or we can target the message to only those who have registered to receive messages for specific geographic areas (i.e. cities, towns or communities).

AlertSense allows us to send a message to an email address, as a text message to a phone, and/or as a voice message to a phone. We also have the ability to send a message to everyone registered in the system, or we can target the message to only those who have registered to receive messages for specific geographic areas (i.e. cities, towns or communities).

Please provide your preferred method(s) of contact and the zones that you would like to be included for alerts or notifications. Adding your address will allow tailoring so you do not receive alerts that don't pertain to your geographical area.

These alerts are provided free of charge, however standard text messaging rates and other charges may apply.

Get the jump
on winter
weather &
sign up for
weather
alerts at
home & at
work

[Weather Alert
sign up](#)

FROM THE LAKES PONDS & DRAINAGE COMMITTEE

PREPARE FOR CHANGING WEATHER

Preparations for Winter Stormwater Runoff

As we approach the winter rainy season, it is good to review the recent past. Each rainstorm event presents different challenges. This is especially true for us here in Birch Bay Village, with our coastline location. Coastal flooding events are composed of four components: the amount of rainfall, the level of the tides, the wind influencing the tidal heights, and barometric pressure.

The unexpected flooding in November 2021 that affected some low-lying community streets, the golf course, and numerous private lots and homes was likely 80% caused by rainfall. We received 5-6 inches over 48 hours, and the rainstorms brought in more water over a 72-hour period than had occurred for over thirty years. Cumulative rainfall from this event nearly exceeded a 100-year probability. The other 20% attributable cause was linked to high winds (pushing the tidal influx in Birch Bay from the prevailing SSW direction). The tide was generally normal for the season but higher than its predicted level due to the influence of the 50+ mph winds. Barometric pressure, only slightly low, was a minor contributor to that flood.

In December 2022, with waters rising on roadways, there were different causes. The rainfall was only about 1", but days earlier there was still some snowpack within the Village. Most was melting by the time the flooding occurred, and that snowmelt runoff was entering our drainage system. The predicted tidal levels for the week were higher than usual, but they did not cause an issue until 12/27/22 when a record low barometric pressure also occurred. So, this flood was likely 90% caused by the low barometric pressure with the residual causes being wind and rain. While not a historical record, the actual tidal elevation of 12.54 feet was second only to the 12.84-foot height reached in 1982. Barometric pressure records in our area show this was the lowest in about 50 years.

When it comes to weather-based activity, Mother Nature will always win. But we can do our best to understand where and when we will be most vulnerable and prepare for these events.

What BBV's Lakes, Ponds and Drainage Committee has been doing about flooding and drainage

Work is ongoing to help with storm water mitigation. We want to remind you all about some of the projects and action items.

1. High flow drainage pipes in flood prone areas were identified and are now on an annual schedule to be camera-inspected, and/or cleaned. Some drainage pipes were replaced last year on both Salish Pl. and Salish Rd.
2. All drainage grates on Lower Salish Road are now being marked with white paint. This helps identify areas that need to be kept clean of any yard, leaf, or pine needle debris.
3. BBV's portable emergency pump will be set up again for 2026 by early November at the lower emergency gate, by the school bus stop. If it is needed, the maintenance crew will activate it during working hours. The maintenance crew ensures the pump has fuel, and refuels the pump as needed.
4. As an additional safety measure a team of residents has been trained to start the pump in after-hour situations. If you are interested in being part of the volunteer Pump Team for the winter 2026/27 season, please email Lakes@BBVCC.com
5. Whatcom County Public Works coordinates with BBV to remove dead logs that build up in Rogers Slough.
6. Text and/or email groups exist to alert neighbors of pending flooding events. One group is for neighbors that are "At home" and may be able to help with flood mitigation or helping other neighbors. The second group is called the "FYI group", for those that may be out of town, or just want to know what is happening. If you are interested in being added to either of these groups, please email Lakes@bbvcc.com with your name, phone number or email and which group you prefer to be part of, (At home group, or FYI group)

Actions you can take to prepare for the wet rainy weather:

1. Take time to check and make sure all drain grates in front of or next to your property are open and free of any yard, leaf, or pine needle debris.
2. If you have a sump pump check and make sure it is working properly.

FROM THE LAKES PONDS & DRAINAGE COMMITTEE

3. In your garage, consider storing items in plastic bins, especially items on lower shelves. Move items that can be damaged by water up onto higher shelves.
4. A "2-week ready kit" for emergencies can be prepared (check expiration dates):
 - a. Water – 1 gallon per person per day
 - b. Extra Food- non-perishable, consider items that do not need to be heated. Examples: energy bars, nuts, dry fruit, individually packaged meat sticks
 - c. Extra Medications and spare glasses
 - d. First Aid Kit – update and review items
 - e. Hygiene Items – set aside extra items
 - f. Clothing & waterproof boots; pack extra clothes, shoes and blankets in a portable bag
 - g. Radio – battery or crank-operated
 - h. Flashlights – change batteries and have extra batteries available
 - i. Special items – extra supply of pet food, contact lens supplies, etc.
 - j. Comfort items – books, games, personal electronics and charging cords
5. Invest in Flood mitigation devices (such as water barrier tubes or flood barrier bags) if your home is in a low-lying area. Examples of these can be found on the internet by searching "flood control systems".
6. The BBVCC Maintenance shop does have sand, and bags that can be filled. If you need information about this resource, please plan ahead and email lakes@bbvcc.com



If you have a drain grate like this along the street near your lot, check to be sure it is not clogged with pine needles, dead leaves or other debris.



The BBV diesel pump with 6" pipes will be positioned near the lower emergency gate for the rainy season, and gets activated if there is a pending flood event.

BBVCC WALKING PROGRAM

Good news, the Board approved the continuation of the golf course walking program! **Starting Thursday Oct 1**, the walking periods will continue to be Tues, Wednesday and Thursday mornings 7:45 -8:45 AM. However, the free trial period will have ended, and walkers will need to **pay \$15/month** as a walking fee to offset the opportunity cost of lost income from golf tee times.

Distances are 0.5, 1.0 and 1.5 miles depending on the loop walked. Come out to walk and see this beautiful amenity from the inside, while enjoying beautiful views and meeting other Village residents. All participants must sign a waiver and abide by the guidelines.

The two-month free trial walking program on the golf course path began July 28th and has been a success, with 61 participants logging 260 walks, averaging 10 participants during each of the three one-hour time slots each week while the course has been closed to golfers.

All participants in the program must:

1. Start/end only at the Pro Shop
2. Sign a waiver and sign into the daily roster
3. Follow guidelines developed in coordination with the Golf Committee
4. Not bring pets or enter the golf course elsewhere to walk!
5. Bring your cell phone for safety and communication concerns

Guidelines for walking on the BBVCC Golf Course

- Walking or jogging is authorized on the golf course only during designated periods when the golf course is closed for golfing
- Minors and guests must be accompanied by adult Members
- Sign the waiver
- Sign in/out at pro shop
- Carry your cell phone and list the number on the sign in sheet
- Call the designated monitor if needed
- Enter/exit only at the pro shop, even if you live on the golf course
- Walk clockwise on the paved golf cart paths, don't reverse direction
- Walk your own speed but know you must be off and sign out by the designated time
- Three loop choices: 1.5 mile entire outer loop holes 1-9, 0.5 mile loop holes 1-3, 1 mile loop holes 4-9. You must sign out by the designated time.
- Strollers, wheelchairs and walkers OK. No bikes, scooters, skateboards or other wheels allowed.
- No pets
- Respect adjoining property owners (eyes forward, low voices in early AM time slots)



SERVICE & SOCIAL CLUB

Monthly Meeting — OCTOBER 12 - 12:30 PM

MEETING IN PERSON AT THE CLUBHOUSE

Masks may be worn if you feel more comfortable

Join Us To Serve Our Community

Chair, Heather Taylor 425-785-5771

Co-Chair, Caprice Pine 425-503-5770

Email: bbvsocialclub@gmail.com

Ongoing Community Projects:

Staffholt Good Samaritan Center: We provide birthday gifts for residents each month

Blaine Food Bank—Bin located at the Pro Shop and Clubhouse

Helping Hands - For BBV Residents—see article below

Welcome to New BBVCC Owners—contact info below

HELPING HANDS of Birch Bay Village

If you are sick, recovering from surgery or otherwise need a temporary helping hand, contact Leanne Keel at 360-739-5282 to arrange for equipment or a volunteer.

- Volunteers can provide meals, grocery shopping. Advance notice is needed.
- The Medical Equipment Locker offers short term loans of used manual or transfer wheelchairs, shower & tub transfer chairs, 2 & 4 wheel walkers, crutches, commodes & toilet risers, canes, a 4' ramp & more.
- Due to space limitations, donations of medical equipment will not be accepted at this time.
- Please return equipment sanitized.
- To become a Helping Hands Volunteer contact Leanne.

FIND THE RIGHT ASSISTANCE

Opportunity Council 360-734-5121 Care Coordinator
NW Regional Council 360-738-2500 Care Coordinator
Eden Health 360-734-5410 for home health, home care, and Hospice care.

For transportation needs for Dr. visits or hospital:
Whatcom Transportation 360-733-1144 Must register first
Care E Me 360-755-3239

For questions or concerns call Leanne Keel
Helping Hands Coordinator 360-739-5282



The Service and Social Club would like to welcome all new residents to Birch Bay Village! Don't be alarmed if Karen Parry delivers you a welcome gift bag to your home. If you do not want a welcome gift or have any questions, feel free to call Karen at (509)993-2245 or email her at kparry05@yahoo.com

Community Breakfast

OCTOBER 3, 2026 from 8 AM - 10 AM

in the BBV Clubhouse

**\$7/PERSON—\$3/KIDS 10 AND UNDER
BRING EXACT CHANGE IF YOU CAN**

ENJOY A FEAST

**BISCUITS & GRAVY, HAM, PANCAKES,
SCRAMBLED EGGS, JUICE, FRUIT,
TASTY PASTRY**

Masks not required—feel free to use one

Please go through your pantries and cupboards for non-perishable items to donate to the Blaine Food Bank. Non-perishable food items can be dropped off at the bin at the Rec Center anytime. Please do not bring food that has an expiration date prior to **OCTOBER 2026**. Monetary donations are welcome as well. Make the check out to the Blaine Food Bank and put it in the mail!
Thanks for your continued support!

Donations Always Needed for the Blaine Food Bank
Our local community needs help providing food for their families!!

Service and Social Club Membership

BBV Service and Social Club always welcomes new members. You can join at anytime. Membership dues are \$25 for the year. If you'd like to join, please fill out the form and include your check (made out to BBV Service and Social Club). Forms are located in the Pro Shop and then can be dropped off at the village office.

PLEASE HELP SERVE YOUR COMMUNITY!

SERVICE & SOCIAL CLUB



Kids & Pets Parade Fun!

What a wonderful celebration of kids, pets, and community spirit! Approximately 30 participants joined the fun, showcasing an adorable parade of dogs, one fabulous calico cat, and a very special black bunny. With four golf carts and two cars adding to the procession, it was a delightful event filled with smiles, wagging tails, and plenty of parade-day charm! Photos courtesy of Sandra Bogen.

More Show & Shine Memories!

Here's another look at the beautiful vehicles, gleaming details, and great community spirit that made our September 5 Show & Shine such a fun event. Thanks again to our 26 participants for bringing the shine and making it a day to remember!



SERVICE & SOCIAL CLUB & CLUBS

BBV SERVICE & SOCIAL CLUB PRESENTS

AUTUMN POTLUCK

SATURDAY, OCTOBER 17

DOORS OPEN AT 5:30 PM

FOOD SERVED AT 6 PM

PLEASE BRING A HOMEMADE
BREAD, SOUP, SALAD OR A
DESSERT TO SHARE

BBV Service & Social Club Presents

Birch Bay Village Arts & Craft Fair

OCTOBER 24, 2026

9 AM - 2 PM

in the Clubhouse

Open to all Village Residents
and their guests

BBV SERVICE & SOCIAL CLUB PRESENTS

OR TRUNK TREAT

OCT 31, 2026
5:00 - 6:30

IN THE CLUBHOUSE PARKING LOT
HOT CHOCOLATE AVAILABLE

CHESS CLUB

The BBV Chess Club will meet
Wed., Oct. 7 and Oct. 21 from
2:00 to 4:00 at the Clubhouse.

This is informal play, open to
everyone; guys and gals, youngsters
and oldsters, beginners and
advanced players.

If you'd like more information,
contact John Goldsbury at
flatpick_guitar@yahoo.com
BYOCB (bring your own chess
board).

COMMUNITY & ADVERTISEMENTS



Free winter coats, hats, gloves, socks for all ages!

Monday, Oct. 12 & Friday, Oct. 16, 9 am - noon

Wednesday, Oct. 14, 5 - 7 pm

Saturday, Oct. 17, 10 am - noon

The CAP Center - 508 G Street, Blaine

Ramp access to upstairs at back of building.



Interested in helping to provide ready-to-cook Thanksgiving dinners for those in our community with limited financial resources?

CAP plans to make up 220 Thanksgiving baskets this year.

DONATIONS ARE NEEDED!

Visit www.blainecap.org/donate
or scan the QR code.



FOR SALE

- Antique Pedal Singer Sewing Machine with all the attachments - \$125.00
- Antique Dresser with Mirror - \$400.00
- Couch, chair, & ottoman (off white) - \$150.00
- Coffee Table & End Table - \$35.00
- Honda Power Lawn Mower - \$200.00
- Cordless Edger - \$50.00
- Garage Refrigerator \$40.00
- Treadmill (Costco) - FREE

Call : **(509)366-7117 or (509)366-0217**

Thanksgiving Dinner Baskets

Ready-to-cook Thanksgiving dinners for families with limited financial resources living in **BLAINE, BIRCH BAY, CUSTER, and PT. ROBERTS**

PLEASE NOTE: households of 1 and 2 people will receive an already prepared take-out Thanksgiving dinner.

Reservations required!

Register Oct. 16 - Nov. 13 at www.blainecap.org or call 360-393-9483.

Possession of this card does NOT reserve a basket for you!

Pick up Tuesday, Nov. 24, 11:00 am - 2:30 pm, in Blaine.



You will receive a postcard in the mail with your specific pick-up time and location.

THINKING ABOUT SELLING YOUR HOME?



**EXPERIENCE YOU CAN TRUST
SERVICE YOU DESERVE**

Chris McCullough

Real Estate Broker, CNE

360-921-5093

HomesByChris.net

Chrishomes@aol.com

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With 30 years of real estate experience, I'm able to confidently and successfully help homeowners navigate every step of the selling process.

Specialized Services for Seniors

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Complimentary services include:

- Professional Market Analysis of your home's current value
- Home Staging Consultation
- Strategic Pricing Recommendation
- Personalized Marketing Plan
- Local expertise serving Birch Bay & Blaine

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2027 CLUBHOUSE SCHEDULE - CONFIRMATION REQUEST

ATTENTION CLUB REPRESENTATIVES!

As we begin planning for 2027, please review and confirm your club's proposed schedule for clubhouse use.

To help us coordinate the calendar and avoid scheduling conflicts, please submit your requested dates and times by December 1, 2026 to:

krista@bbvcc.com

Thank you for your cooperation and for helping us keep our clubhouse calendar organized for the coming year!





Johnny's ODD JOBS & HOME CHECK

360-220-4973

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Tonya Wahl
REALTOR
(541) 707-0196
tonyawahl@windermere.com



Billy Brown
REALTOR
(360) 220-7175
billybrown@windermere.com



WWW.BIRCHBAY.COM

EXPLORE CONNECT LIVE HERE

OCTOBER 2026

SUNDAY	MONDAY	TUESDAY	WEDNESDAY	THURSDAY	FRIDAY	SATURDAY
				1 Morning Coffee 8 AM Tai Chi 10:30 AM BBV Revision Task Force for RCW 64.90 10:30 AM Mah Jongg 6:30 PM	2 Exercise Group 9 AM	3 BBVSSC Community Breakfast 8 AM - 10 AM
4	5 Exercise Group 9 AM Mah Jongg 1 PM Lakes Ponds & Drainage 5 PM	6 Morning Coffee 8 AM ACC 10 AM Tai Chi 10:30 AM Arts & Crafts Club 12 PM	7 Exercise Group 9 AM Chess Club 2 PM Kovid Kickers 5 PM	8 Morning Coffee 8 AM Tai Chi 10:30 AM Mah Jongg 6:30 PM	9 Exercise Group 9 AM	10
11 Card Group 6 PM	12 Exercise Group 9 AM BBVSSC Meeting 1 PM Mah Jongg 2:30 PM Security & Safety 3 PM	13 Morning Coffee 8 AM Tai Chi 10:30 AM Arts & Crafts Club 12 PM	14 Exercise Group 9 AM Kovid Kickers 5 PM	15 Morning Coffee 8 AM Tai Chi 10:30 AM BBV Revision Task Force for RCW 64.90 10:30 AM Mah Jongg 6:30 PM	16 Exercise Group 9 AM Bunco 6 PM	17 BBVSSC Community Potluck 5:30 PM
18	19 Exercise Group 9 AM Mah Jongg 1 PM	20 Morning Coffee 8 AM Tai Chi 10:30 AM Arts & Crafts Club 12 PM Marina 2 PM	21 Exercise Group 9 AM Finance 1 PM (Zoom) Chess Club 2 PM Kovid Kickers 5 PM	22 Morning Coffee 8 AM Tai Chi 10:30 AM Board of Directors 2 PM	23 Exercise Group 9 AM	24 BBVSSC Arts & Craft Fair 9 AM - 2 PM
25 Card Group 6 PM	26 Exercise Group 9 AM Community Plan TF 10:30 AM (Clubhouse) Mah Jongg 1 PM	27 Morning Coffee 8 AM Tai Chi 10:30 AM Arts & Crafts Club 12 PM	28 Exercise Group 9 AM Kovid Kickers 5 PM	29 Morning Coffee 8 AM Tai Chi 10:30 AM BBV Revision Task Force for RCW 64.90 10:30 AM Mah Jongg 6:30 PM	30 Exercise Group 9 AM	31 BBVSSC Trunk or Treat 5:30 PM

Committee meetings are held in a hybrid format, both in person at the Maintenance conference room and via Zoom, except for the Finance Committee, which meets exclusively on Zoom. Board of Directors (BOD) and Community Plan Task Force meetings are held at the clubhouse.

Most social events take place at the clubhouse (8181 Cowichan Road), unless otherwise noted on the calendar.