



# BIRCH BAY VILLAGE COMMUNITY BULLETIN

SEPTEMBER 2026

VOLUME 44 EDITION 9



## VILLAGE CONTACTS:

EMAIL: [contactus@bbvcc.com](mailto:contactus@bbvcc.com)

MAIN PHONE: 360-371-7744

|                 |         |
|-----------------|---------|
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## Greenskeepers' Revenge 2026!

On Saturday, August 29, our greenskeeping staff got their long-awaited "revenge" on 60 brave golfers during the annual Greenskeepers' Revenge Tournament!

Golfers "enjoyed" 18 holes filled with tricky obstacles, challenging pin placements, and plenty of surprises. At times, it felt less like golf and more like a giant game of pinball!

A big thank-you to our greenskeeping crew for creating a day of fun, frustration, and plenty of laughs!

Photos courtesy of Michelle Sartor-Loberg.

# 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 - ACC 10AM
- 8 - Golf 2 PM
- 9 - Lakes, Ponds & Drainage 5 PM
- 11 - 64.90 Task Force 10AM
- 13 - Safety & Security 3 PM
- 24 - Community Play Task Force 10:30 AM
- 22 - Finance 1 PM (ZOOM ONLY)
- 28 - Marina 2 PM

### SEPTEMBER BOARD MEETING

(via Zoom & in Clubhouse)

Board Meeting - 17 at 5PM

### BBVCC BOARD OF DIRECTORS

Email: [bbvboard@bbvcc.com](mailto: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., OCT. 6, 2026 MEETING**  
MUST BE SUBMITTED BY 9 AM ON  
**MONDAY, SEPTEMBER 21, 2026.**

### COMMITTEE MEMBERS

#### ARCHITECTURAL CONTROL (ACC)

email: [ACC@bbvcc.com](mailto: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 08-20-2026 (REGULAR MEETING)

- Meeting called to order at 5 PM
- Approved consent agenda with items h, i, & k pulled for discussion
  - a. Approval of Board Meeting Minutes July 23, 2026
  - b. ACC- Minutes of July 7, 2026
  - c. Lakes and Drainage - Minutes of July 6, 2026
  - d. Safety & Security - Minutes of July 13, 2026
  - e. Golf Committee - Minutes of July 14, 2026
  - f. Finance Committee - Minutes of July 22, 2026
  - g. Marina Committee - NO minutes to review
  - h. 64.90 Task Force - Minutes of July 10, 2026
  - i. Operations Report Review
  - j. Action Item List Review
  - k. Correspondence
- After a brief discussion regarding items h, i & k the following motions were approved:
  - Approved motion to include a short summary of incident and investigations to be recorded in operations report.
  - Approved items h, i & k on the consent agenda.
- Motion to move into executive session at 6:00 PM to discuss personnel matters, possible violations of governing documents and possible legal issues.
- Approved motion to move out of executive session at 6:45 PM.
- Approved motion to move item 9aii. ACC Project 002-001 to the next item on the agenda.
  - Approved motion to grant easement for 1 month for construction with mitigation and replanting done before rainy season.
- Approved proposal to allow golf instructors to continue using the practice area for adult and youth lessons with a \$250 fine for violating the rules and using regular golf balls.
- Approved the mission statement recommended by the Community Plan Task Force.
- Approved adding additional verbiage "per foot" to proposed marina fees for clarity.
- Approved 64.90 Task Force recommendations:
  - Authorize the creation and utilization of a bbvcc.com email address for the Chair of the BBV Covenants Revision Task Force - 64.90 for official Task Force business
  - Approve Bev Franklin as the designated liaison between the BBVCC Covenants Revision Task Force and the Community Plan Task Force, with Scotty Diamond serving as the alternate.
  - Approve Dan Nedved and Scotty Diamond to request legal opinions directly from CSD on behalf of the Task Force.
- Approved motion to accept and use the Community Plan Task Force Survey Questionnaire.
- Approved General Manager to transfer \$40,213.27 from General Reserves to Operating Reserves and \$3,279.91 from Operating Reserves to Marina Reserves to balance interfund transfers through the month of July 2026.
- Approved replacement and upgrade of the BBV Telephone system to 3CX platform.
- Approved the August 14, 2016 Anchor QA scope of work amendment for the BBVCC Marina Entrance Channel Maintenance Dredging Project, including sediment sampling and permitting, laboratory analysis and data validation, sediment characterization reporting, submerged aquatic vegetation survey, and eelgrass mitigation planning, in an amount not to exceed \$82,901, and authorize Management to execute the amendment and proceed with the work to be paid for from the Marina Reserve Fund.
- Approved a change order with Semia Renovations for the Parking Lot Lighting Project to separate the boat yard electrical outlets from the light pole power circuits including installation of additional conductors, labor, connections, and associated electrical work, in an amount not to exceed \$6,900, and authorize Management to proceed with the work.
- Approved motion to move into executive session at 8:45 PM to discuss personnel matters and possible violations of the governing documents and possible legal issues.
- The Board moved out of executive session at 9:45 PM with the following motions:
  - Approved motion to waive first fine and uphold the second with the understanding that if new citations occur within 6 months the original fines will return in full for lot 009-112.
  - Approved motion to uphold fine for lot 001-066
  - Approved motion to double fine for fireworks citations for anyone confirmed to be a repeat offenders from last year and fine them the current rate to those first time offenders.
  - Approve charging fees at the marina on a ½ slip and/or full slip basis
- Meeting was adjourned at 9:45 PM

### AUGUST COMPLIANCE REPORT

| Compliance Letters Issued |    |                    |   |                          |   |
|---------------------------|----|--------------------|---|--------------------------|---|
| Speeding                  | 82 | Profane Language   | 1 | Dumping                  | 1 |
| Light                     | 1  | Disorderly Conduct | 1 | Political Sign           | 1 |
| Unlicensed Vehicle        | 1  | Yard Maintenance   | 2 | Dumping on Village Prop. | 1 |
| Dog off Leash             | 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        | 8228 Comox | 8113 Chehalis | 8260 Cowichan | 5694 Salish | Totals | %      |
| 16-20      | 2882       | 4844          | 3798          | 7257        | 18781  | 85.91% |
| 21-25      | 404        | 1123          | 393           | 985         | 2905   | 13.28% |
| 26-30      | 14         | 59            | 18            | 68          | 159    | .7273% |
| 31-35      | 0          | 5             | 1             | 8           | 14     | .0640% |
| 36+        | 0          | 1             | 0             | 0           | 1      | .0045% |

Compliance & Speed Data Gathered from August 1-28, 2026

### ARCHITECTURAL CONTROL COMMITTEE SEPTEMBER 1, 2026 MEETING AGENDA

#### CONSENT AGENDA:

- Admin Approved - 8189 Chehalis Rd
- 8061 Kispiox Road - Tree Removal

#### OLD BUSINESS:

- 5781 Nakat - Cure Notice
- 5537 Salish Road - Tree Removal for Exterior Renovation
- 5806 Salish Road - Deck & Pergola
- 5585 Chehalis Place (No update)

#### NEW BUSINESS:

- 8051 Quinault - Fence
- 8060 Cowichan Road - Drainage, Sump, French Drain
- 8099 Quinault - Tree Removal
- 8055 Cowichan Road/5706 Salish Road - Tree Removal
- 5553 Coquitlam - Extension Request

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

#### ADDITIONAL ITEMS DISCUSSION:

- ACC Workshop
  - New Forms
  - Fines & Fees
  - Compliance and other



### COMMITTEE MEMBERS

#### FINANCE

##### Current Members:

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

#### GOLF

**email:** [krista@bbvcc.com](mailto:krista@bbvcc.com)

##### Current Members:

|                     |              |
|---------------------|--------------|
| Laura Bailey, Chair | Patty Nitta  |
| Steve Franklin      | Don Shank    |
| Mari Herbert        | Caprice Pine |
| Craig McCallum      |              |

#### LAKES & DRAINAGE

**email:** [lakes@bbvcc.com](mailto:lakes@bbvcc.com)

##### Current Members:

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

#### MARINA

**email:** [marinacommitee@bbvcc.com](mailto: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](mailto: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](mailto: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

### FROM THE OFFICE

#### 2027 BUDGET TOWN HALL MEETINGS

We have 2027 Budget Town Hall Meetings scheduled for:

**Thursday September 3rd at 4:00pm** Clubhouse & Zoom

**Saturday September 12th at 10:30am** Clubhouse & Zoom (previously scheduled for Saturday the 5th, but moved because of the holiday weekend)

Zoom Meeting Info:  
Meeting ID: 885 8656 9122  
Pass code: 8055

or you can call on your phone to listen in at:  
1 360 209 5623

#### RESPECT FOR OUR STAFF VOLUNTEERS & BOARD MEMBERS

As we move through the busy summer season at Birch Bay Village, we want to take a moment to offer a friendly reminder about General Rules & Regulations 10.3, which addresses behavior toward BBVCC staff, gate access personnel, committee members, volunteers, Board members, and others performing duties on behalf of the Community Club.

We understand that rules and regulations can sometimes be frustrating. There may be times when you disagree with a rule, question why it exists, or are disappointed by an answer you receive. That is completely understandable. Our community is made up of many people with different perspectives, and disagreement is a normal part of living in a community.

What is important, however, is how those disagreements are communicated.

Our staff, gate access personnel, committee members, and Board members have different roles, but they share one thing in common: they are here to serve the BBVCC community and carry out their responsibilities. All of our committee members and Board members are volunteers who give their time to help make Birch Bay Village a better place.

Please remember that BBVCC staff do not create the rules they are responsible for enforcing. Their job is to apply and communicate the rules and procedures that have been established by the Community Club. When a staff member tells you that something is not permitted, they are not personally making that decision or creating a rule for you.

We ask everyone to:

- Treat staff, gate personnel, volunteers, committee members, and Board members with courtesy and respect.
- Keep conversations professional, even when there is disagreement.
- Avoid yelling, threatening, intimidating, abusive, or inappropriate language or behavior.
- Allow staff and volunteers to perform their duties without interference.
- Remember that asking questions or disagreeing with a decision is appropriate — disrespectful behavior is not.
- If you disagree with a rule or enforcement decision, use the appropriate process to ask questions, request clarification, or pursue an appeal or hearing when available.

#### A little patience goes a long way.

Summer is a particularly busy time at BBVCC. Our staff and volunteers are assisting members, managing community facilities, monitoring compliance, handling gate access, responding to questions, and keeping our many operations moving.

We know that nobody is perfect, and we also know that frustrations can happen. Let's give one another the benefit of the doubt and remember that we're all members of the same community.

Thank you for helping us maintain a community where our staff, volunteers, Board members, and fellow members can do their jobs safely and respectfully.

We appreciate your cooperation, your patience, and everything our members do to make Birch Bay Village a great place to live.



### FROM THE OFFICE



#### AZOLLA OBSERVED IN BBVCC LAKES AND PONDS

The Lakes, Ponds & Drainage Committee and BBVCC Maintenance Department are actively monitoring the recent appearance of Azolla, a small floating aquatic fern, in several areas throughout Birch Bay Village.

Azolla has been observed in multiple golf course ponds, Thunderbird Lake, and Beaver Creek Pond. The Committee is working closely with the Maintenance Department to evaluate the available options for managing and potentially removing the plant.

The good news is that BBVCC is currently permitted to treat the affected golf course ponds, Thunderbird Lake, and other applicable areas. Beaver Creek Pond is a protected area, which significantly limits what actions can be taken there. The Committee and staff will continue monitoring that area and following all applicable environmental requirements.

On August 7, the Maintenance Department conducted a trial removal of Azolla from one of the golf course ponds to evaluate how effectively it can be removed and determine what methods may be practical for broader use.

The following week the Maintenance Department removed Azolla from the most severely affected golf course pond. The operation went well but took a good portion of the week for the crew to complete the work. They did an excellent job coming up with techniques to efficiently remove the plant. All in all, **almost 10 tons** of plant material was removed and hauled out to be recycled into compost.

The aquatic fern has also been spotted on other golf course ponds, Thunderbird Lake, and Beaver Creek Pond. Obviously, we do not want this type of exponential aquatic growth on our large water bodies. The Committee is working closely with the Maintenance Department to evaluate the available options for managing, treating, and removing the plant.

How this exotic plant made it to our lakes and ponds is unknown, but it is commonly sold for use in aquariums because of its rapid growth characteristics. It is possible that it was introduced to the waters in or around BBV inadvertently.

**\*\*To prevent further spread, boats used for fishing and other recreational activity should be thoroughly inspected and cleaned before transferring to a different water body.\*\***

#### REMINDER: NO PERSONAL HOUSEHOLD GARBAGE IN BBV COMMUNITY PARK AND AMENITY GARBAGE CANS.

We have had an increase in the number of community garbage cans being packed to the top with household garbage, especially on the weekends when we do not have staff on hand to empty them. This leads to overflowing cans, litter, increase odor and no room for legitimate trash disposal. Plus, it is unfair for all members to pay for garbage service for a sneaky few.

Violators can and will be fined.



### OFFICE

Email: [contactus@bbvcc.com](mailto:contactus@bbvcc.com)

Phone: (360)371-7744

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

**David Franklin**, General Manager  
[david@bbvcc.com](mailto:david@bbvcc.com)

**Justine Brooks**, Assistant General Manager  
[justine@bbvcc.com](mailto:justine@bbvcc.com)

**Amy Ashby**, Executive Coordinator  
[amy@bbvcc.com](mailto:amy@bbvcc.com)

**Patrick Heaviside**, Harbormaster  
[patrick@bbvcc.com](mailto:patrick@bbvcc.com)

**Brad Stolzenberg**, Compliance Officer  
[brad@bbvcc.com](mailto:brad@bbvcc.com)

**Ron Rehon**, Compliance Officer  
[ron@bbvcc.com](mailto:ron@bbvcc.com)

**Karie Totten**, Office Administration  
[karie@bbvcc.com](mailto:karie@bbvcc.com)

### GOLF COURSE MAINTENANCE

Email: [bob@bbvcc.com](mailto:bob@bbvcc.com)

Phone: (360)371-7744, option 6

**Steve Brand**, Golf Superintendent

**Ryan Alexander**, Assistant Greenskeeper

### MAINTENANCE STAFF

Email: [bob@bbvcc.com](mailto:bob@bbvcc.com)

Phone: (360)371-7744, option 6

**Bobby Hoffer**, Maintenance Supervisor  
[Bob@bbvcc.com](mailto:Bob@bbvcc.com)

**Brian Nelson**, Assistant Maintenance Supervisor

**Mando Acosta**, Maintenance Staff

**Robert Cota**, Maintenance Staff

**Ray Heinzen**, Maintenance Staff

### PRO SHOP

Email: [golf@bbvcc.com](mailto:golf@bbvcc.com)

Phone: (360)371-7744, option 5

Hours: Daily 8 AM - 5 PM

**Krista Templeton**, Recreation Supervisor  
[krista@bbvcc.com](mailto:krista@bbvcc.com)

**Ryan Turnberg**, Pro Shop Attendant

**Barb VanSwearingen**, Pro Shop Attendant

**Kya Villanueva**, Pro Shop Attendant

### SECURITY

Email: [security@bbvcc.com](mailto:security@bbvcc.com)

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

# ASSOCIATION

## News and Information

### FROM THE OFFICE

#### CALL 911

We have recently experienced a few situations where members have contacted the Guard Shack or BBVCC Office for assistance with an emergency rather than calling 911.



If you are experiencing an emergency, always call 911 first. After contacting 911, you may contact the BBVCC Office or Guard Shack if their assistance is also needed.

Please remember that BBVCC staff and Guard Shack personnel are not emergency dispatchers and cannot call 911 on a member's behalf. Calling 911 directly ensures that emergency responders receive accurate, firsthand information and can be dispatched as quickly as possible.

In an emergency: Call 911 first. Call BBVCC second, if needed.

#### OPERATIONS REPORT

For the past several years, management has prepared a monthly Operations Report for the Board of Directors. The report is included in the Board meeting packet and provides an overview of the projects, activities, maintenance, and other work BBVCC staff have been involved with since the previous meeting.

Because relatively few members review the full Board packet or attend the monthly meetings, much of this information unfortunately does not reach the broader membership.

If you're interested in getting a better sense of what's happening behind the scenes and the work being done throughout the Village, take a look at the latest [OPERATION REPORT](#).

#### PARKING LOT SPEEDS

With increased activity around the Marina, Pro Shop, Clubhouse, and Pool parking lots, we remind all members and guests to please keep vehicle speeds low. Slower speeds help keep pedestrians safe and reduce the dust clouds generated on our gravel parking surfaces.

Whenever possible, please enter the parking lots at the access point closest to your destination rather than driving across the entire lot. A little extra care behind the wheel will help make these busy areas safer and more enjoyable for everyone.

**Slow down, keep the dust down, and help keep everyone safe.**

#### BACK TO SCHOOL – GIVE YOURSELF EXTRA TIME AND PLEASE SLOW DOWN

With local schools back in session, please remember to **slow down and stay alert** while driving.



Kids will once again be walking, biking, and waiting for school buses throughout the county, particularly during the busy morning and afternoon commuting hours.

Please watch your speed, keep an eye out for children, and remember to stop for school buses when required.

Give yourself a few extra minutes in the morning and afternoon and help keep our kids safe!

#### BOAT STORAGE YARD REOPENED

Now that we have reopened the boat storage yard, we would like to remind members that regular enforcement of trailer storage rules is back in full effect. According to our **General Rules and Regs, Section 6. VEHICLE STORAGE/PARKING, 6.1.2 ..... RV, boat, and trailer parking is not allowed on any BBV roads, road shoulders, or PARKING STRIPS (AKA ROW).**

We would also like to remind members that, **"All vehicles must be parked three (3) feet or more from the hard/paved road edge for safety reasons"**

Additionally, members are responsible for maintaining not only their lawns but also the parking strip according to **Section 8 EXTERIOR APPEARANCE OF STRUCTURES AND LOTS**

**8.3 Landscape/Lawn Maintenance**– Lawns and landscape areas are EXPECTED to be maintained in a trim/clean/weed-free manner, including PARKING STRIPS in front of the property.



#### SOFTWARE CONVERSION FROM ENUMERATE TO NORTHSTAR COMING NOVEMBER 1ST

BBVCC is preparing for an upcoming software conversion from our current community management system, Enumerate, to a new system, Northstar. This transition is an important step in improving how BBVCC manages member information, communications, payments, and community services.

As we move through the conversion process, members will notice several changes, including a new Owner Portal, new member numbers, and new mobile apps designed to make accessing BBVCC information and services easier.

### FROM THE OFFICE

#### What Members Can Expect

##### New Owner Portal

Northstar will provide BBVCC members with a new online Owner Portal. Once the system is ready, members will receive information and instructions on how to access and set up their new account.

The new portal will become an important resource for members to access their BBVCC account information and, as applicable, make payments, review account activity, and utilize other services available through the system.

##### New Member Numbers

As part of the conversion, all BBVCC members will be assigned new member numbers. Your new number will be provided to you as we get closer to the launch of Northstar.

Please be aware that your new member number will replace the number you currently use in Enumerate and may eventually be used for various BBVCC services and transactions.

##### New Mobile Apps for Apple and Android Devices

Northstar will also offer mobile applications compatible with both Apple and Android devices, providing members with convenient access to BBVCC information and services from their phones and tablets.

These new apps are intended to make it easier for members to interact with BBVCC while on the go. The Northstar mobile applications will replace the various current BBVCC/HOA-related apps that members may currently have installed on their devices.

As part of the transition, members will receive instructions on which new applications to download and how to set them up. Please do not delete your current apps until BBVCC

provides further instructions, as some existing applications may continue to be needed during the transition period.

##### What You Need to Do Now

At this time, there is nothing members need to do. Staff are working behind the scenes to prepare and transfer the necessary information into Northstar.

As we get closer to the conversion and launch date, BBVCC will provide additional information, including:

- \* When the new Owner Portal will be available
- \* How to activate your new account
- \* Your new member number
- \* Which Northstar mobile apps to download
- \* Instructions for accessing and navigating the portal and apps
- \* Information regarding payments and account balances
- \* Any changes members need to make to their current information or payment methods
- \* When current BBVCC apps will no longer be needed

Software conversions involve a significant amount of preparation, testing, and verification. Our goal is to make the transition as smooth as possible while ensuring member information and account records are accurately transferred.

We appreciate your patience and understanding as staff work through this process. Please do not attempt to create a Northstar account, download new applications, or make changes related to the conversion until BBVCC provides official instructions.

Additional updates will be shared with the membership as we get closer to the launch.

Thank you for your patience and cooperation as BBVCC works to improve our systems and provide better tools and services for our membership.

### FROM THE COMMUNITY PLAN TASK FORCE

This fall, the BBV Community Plan Task Force, which is made up of community members, is asking every Birch Bay Village owner to help chart the course for our community's future.

Where the first round of community planning cast a wide net across many topics, this next phase is designed to dial in on what matters most: your values. The upcoming resident survey is more focused, asking specifically how you use our amenities, how much you value them, and what you'd be willing to invest to protect and improve them going forward.

**Beginning September 1, 2026**, the member designated as primary contact for each lot/home will receive the survey through our secure elections portal, with one response per household allowed. **The survey will stay open for 14 days**, and our goal is to hear from every single member — your perspective is what will shape the decisions ahead.

Before the survey opens, we encourage you to review the previous materials and the consultants current draft plan at [BBVCC.com/community-plan/](http://BBVCC.com/community-plan/). Getting familiar with where things stand will help you give us the most meaningful feedback.

Sixty years of use have taken their toll on our facilities, and the choices ahead — repair versus replace, preserve versus reinvest — are significant ones. They shouldn't be made without hearing directly from you first. Your honest input will directly inform the revisions to the Community Plan.

Watch for the survey link arriving via the secure elections portal, and thank you in advance for taking a few minutes to help guide where Birch Bay Village goes next.

### FROM THE SAFETY & SECURITY COMMITTEE



### Golf Cart Registration Policy

The Board approved golf cart registration policy requires all golf carts driven within BBVCC to be registered with the office and display either a BBVCC sticker or WA license plate. Use the link below to read the policy & find the form to register your golf cart.

Operators must be at least 16 years old and have completed a driver's education course or have previous experience as a licensed driver, according to the Washington State Patrol, or, in the alternative, be at least 15 years old holding a valid "Learners Driving Permit" and having adult supervision on board and in the front seat of the vehicle.

**Here is the link to the policy and form: [Golf Cart Policy](#)**

### 2026 Fourth of July Fireworks Report

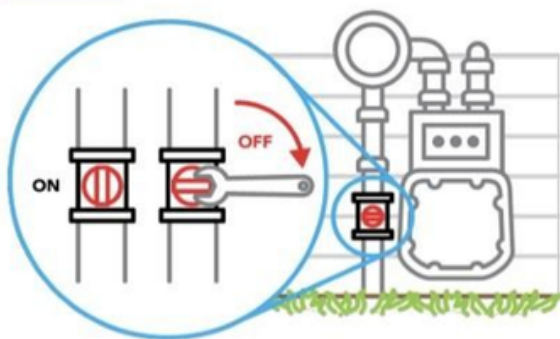
On July 4th our compliance officers and a patrol from Pacific Security monitored for adherence to BBVCC General Rules and Regulations, Section 13.2 (The discharge of any fireworks is prohibited). Violations were documented, and 6 properties were clearly observed to be ignoring the rule. The BBVCC Board has reviewed the violations and determined that citations would be issued. Fines were doubled for any member properties found to be repeat violators from 2025.



[BBVCC General Rules & Fine Schedule](#)

### FROM THE SAFETY & SECURITY COMMITTEE

## Prepare in a Year



Remember: Right is Tight. Left is Loose.

### Natural Gas

Natural gas leaks and explosions are responsible for a significant number of fires following any major earthquake. Here are some steps to shut off the natural gas:

1. Locate the shut-off valve (make sure this valve will turn. To shut off the gas, turn the valve 90 degrees or 1/4 turn, so that it crosses the pipe).
2. If your valve is rusted open, do NOT put WD-40™ lubricant on it. It may corrode the O-rings that allow the valve to turn.
3. Attach a wrench to the meter or to the wall directly behind the meter.
4. Choose a crescent wrench that is at least 12-inches long.
5. Adjust it to fit your valve before hanging it behind the meter in case it rusts.

### Turn gas off after an earthquake

Shut off the gas immediately only if you:

- Smell the odor of gas (rotten eggs).
- Hear a hissing sound.
- The meter dials spin more rapidly than normal.

Do not use matches, lighters, open flame appliances or operate any electrical switches until you are sure no gas leaks exist. Sparks from electrical switches could ignite the gas.

If you smell natural gas, immediately get everyone out of and away from the house. Open the windows and doors to provide ventilation. Shut off the gas at the meter.

### Propane

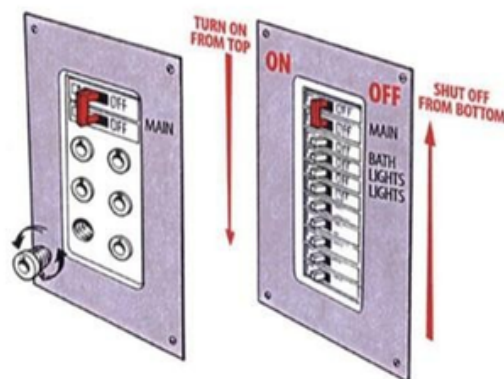
Have your home's propane tank properly installed by a qualified professional and serviced on a regular basis.

Propane tanks are extremely flammable.

## 8. Utility Safety



- Do NOT store tanks in a building, garage, or enclosure.
- When not connected for use, keep tank valve turned OFF.
- Never store a spare tank beneath a grill.
- Always store tanks upright.
- Never store a tank in temperatures of 125 F degrees or more.
- Never use or store a propane tank indoors.
- Do not try to repair a damaged tank or tank valve.
- Do not use portable propane heaters, stoves, or lanterns in tents, campers, truck caps, RVs, or other unventilated enclosures, especially while sleeping.



Always shut off all the individual circuits before shutting off the main circuit breaker.

### Electricity

Electrical sparks have the potential of igniting natural gas if it is leaking. Preparing to shut off electricity:

- Locate your electricity circuit box
- Teach all responsible household members how to shut off the electricity to the entire house.

Check the cords of appliances in your home as well as the plugs and connectors. Make sure they are not frayed, cracked or damaged or placed under rugs or carpets, resting on furniture, or located in high traffic areas.

- Do not nail or staple cords to walls, floor, or any other objects
- Inspect all outdoor connections, appliances and tools for frayed cords, broken plugs and cracked or broken housings.

[Prepare in a Year Video](#)

### FROM THE LAKES PONDS & DRAINAGE COMMITTEE

#### TOXIC PLANTS: NIGHTSHADE

Many BBV homeowners are increasingly concerned about nightshade plants on their property, since it is spreading aggressively in certain lake areas where canary grass and blackberries grew previously.

Only two species occur naturally: silverleaf nightshade and bitter nightshade. Silverleaf nightshade can be harmful to cattle and sheep due to alkaloids in the plant.

Bittersweet nightshade is slightly less toxic than the deadly variety, with pretty purple flowers and a woody stem that can grow as a vine up to 30 feet. It produces shiny red berries, which stay red through the winter, while the deadly variety produces shiny black ones. Berries and blossoms are simultaneous, and located on the tips of branches, and birds spread the 30 or more seeds. The toxicity is due to an alkaloid called atropine, which if ingested causes rapid heartbeat, confusion, hallucinations and seizures.\*

All of you should be reminded that homeowners are responsible for removing invasive species from the lake to the property line. Correct disposal methods include cutting flowers, cutting up vegetative parts of the plant, etc. Kelle Rankin-Suter in an article in The Northern Light (7/30-8/05) recommended wearing protective clothing, gloves, face protection and goggles when removing any toxic plants, even a respirator in some cases.

**DO NOT PUT LEAVES, FLOWERS OR BERRIES IN YOUR COMPOST OR YARD WASTE BIN, BUT BAG THEM AND PUT INTO A SEPARATE LANDFILL BIN!**



### PLEASE STOP HITTING GOLF BALLS INTO BIRCH BAY

#### They Are Not Harmless Pollution

The outer coating on golf balls normally breaks down very slowly. It can take 100 to 1000 years to dissipate into its surrounding environment, except in a salt water environment such as Birch Bay. That's because the eroding action of tides, wave action, and currents act much faster on the golf ball covering than normal.

The following is what is released into the water

Microplastic particles that pollute the water and sediments, not good for humans or wildlife

Rubber, harmful to wildlife

Zink Oxide, a heavy metal, not good for humans or wildlife

Zink Acrylate, a heavy metal, not good for humans or wildlife

Benzoyl peroxide, harmful to humans and wildlife

All of the above chemicals are toxic to marine life, and eventually find their way up the food chain to our bodies also.

We know it seems like safe fun to whack a hundred or so old balls into the ocean, but it is not. Over time it has negative consequences for everything and every body that live in, on, and around Birch Bay.

Respectfully Submitted by Ron Snyder and Cathy Taggett  
Birch Bay Village Residents

## BBVCC TRIAL WALKING PROGRAM

We are a month into a two-month free trial walking program on the golf course path as authorized by the BBVCC Board of Directors. The program started July 28th with three time slots available for up to an hour of walking while the course has been closed to golfers. Current designated walking/jogging times will continue to be Tues, Wed and Thursday mornings 7:45 -8:45 AM. 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 in the trial 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

Results from the free-trial period will help guide future golf course access for non-golfers. Come join your neighbors and stay tuned for developments. If you have any questions or concerns, please contact Karen Anthony at 206-406-5325.

**Guidelines for walking on the BBVCC Golf Course** During the two- month free trial period July 28th–September 30th 2026 (as authorized by BBVCC Board of Directors 7/23/26)

- 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)



# RECREATION / SERVICE & SOCIAL CLUB



## FRIDAY NIGHT FUN

**Starting from the 1st Friday in September, the tee time will be 3:30 pm (changed from 4:30 pm).**

Friday Night Fun is open to all members of the Golf Club and their guests.

Every Friday we play a team scramble with a special "Twist". The twist changes each week and can include almost anything such as "free throw", a "free kick", "crazy putters" and much much more. It's 9 holes of fun.

Summer Season: May 1st - September 30th  
Tee time for the month of September will be 3:30 pm.  
Please check in at least 15 minutes early.

The summer season of Friday Night Fun will end on the last Friday in September. After golf on September 25th, we will be celebrating the season with a "Sip-N-Dip" in the clubhouse for all members of Friday Night Fun and their guests.

Fall / Winter Season: Starts October 2nd.  
The fall/winter season of Friday Night Fun will start on the first Friday in October. Friday Night Fun will continue throughout the fall and winter as long as people are interested.

## SUMMER 90 DEGREE RULE IN EFFECT ON THE GOLF COURSE

Due to the dry weather, the course is showing some signs of wear. To protect the health and appearance of the turf, we ask that you implement the 90-degree rule.

Please keep your golf cart on the designated cart path until you are directly even with your ball, and make a 90-degree turn to drive straight across to your shot. Please try to avoid driving down the middle of the fairway, use the path or the rough to move along beside the fairway. Your compliance would be much appreciated.

## Fall Golf Specials



### 9-hole Fall Punch Card

Valid 09-1-2026 to 12-31-2026  
(punch card expires on 12-31-2026)

Buy 7 rounds get  
2 rounds FREE.

Resident: \$154  
Non-Resident: \$175



## SHOW & SHINE EVENT

*Birch Bay Village Service & Social Club*



**CLUBHOUSE  
PARKING LOT**

**SEPTEMBER 5, 2026**

**1 PM CLUBHOUSE  
PARKING LOT**

*BBV Service & Social Club Presents*

## Kids & Pet Parade

Decorate your bike, scooter and golf cart  
and join us for the fun!



**Sept. 5 - 1pm**

From the marina to the Clubhouse  
Ice Cream Social following the parade

# SERVICE & SOCIAL CLUB

## Monthly Meeting — SEPTEMBER 14 - 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](mailto: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](mailto:kparry05@yahoo.com)

### Community Breakfast

**SEPTEMBER 5, 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 **SEPTEMBER 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!**

# CLUBS & ADVERTISEMENTS

## CHESS CLUB



The BBV Chess Club will meet  
Wed., Sept. 9 and Sept 23  
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](mailto:flatpick_guitar@yahoo.com)  
BYOCB (bring your own chess  
board).



## Winter Coat Drive

Drop-off  
Location:  
Pro Shop

**DONATIONS  
ACCEPTED:  
September 1 to 30**



**FOR SALE**



### 1993 Bayliner 2452 Classic \$20,000

This boat is in excellent condition and fully equipped.  
Has Mercruiser 5.0L (200 HP), Alpha 1 Outdrive, Hull 24', Overall length 26'  
8'-2" Boris Inflatable on Weaver Davits, 5 HP Honda Outboard, EZ Loader  
Trailer, (2) Anchors, (2) Spare Props, Full Camper Canvas & Drop Curtain  
Canvas, Boat Cover (for winter storage)  
Comes with everything, including the kitchen hardware (plates, cups,  
utensils, pots, etc.), GPS, Depth, VHF, Safety equipment and more.  
If interested contact me. Can send flier with more information and  
pictures.

**Owner:** David Luton 360-220-8206 (Prefer Text)  
email: [emmaisaac333@comcast.net](mailto:emmaisaac333@comcast.net)

**FOR SALE**

Ladies bike Avalon 7 Speed  
dual suspension aluminum comfort series.  
Hardly used. \$30  
Marion 360-371-3884

### 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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to confidently and successfully help homeowners  
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the unique needs of seniors and their families.

#### 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

# ADVERTISEMENTS



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(360)778-3151 or (360)595-7076



**MC**  
Paint & Remodel LLC

**Felipe Morales  
Lucy Morales**  
Owners

O: 360-306-1502  
C: 360-220-2771  
mcpaintremodelllc@gmail.com  
Licensed & Bonded  
License#MCPAIPR83801

## BE PREPARED FOR MEDICARE OPEN ENROLLMENT!

The annual Medicare Open Enrollment Period runs October 15 - December 7, and it may be your only opportunity to make changes to your 2027 Medicare insurance coverages. This presentation will outline how to prepare for the upcoming Open Enrollment, and how you can get individual assistance understanding and making choices around your healthcare coverage.

Join us for this presentation **Monday, September 14 at 6:00 PM** at the Birch Bay Village Clubhouse, presented by Whatcom County SHIBA.

SHIBA provides free, unbiased information about health care coverage and access to help improve the lives of all Washington state residents. SHIBA is part of the Consumer Protection Division within the Washington Office of the Insurance Commissioner.



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

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

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**EXPLORE CONNECT LIVE HERE**

# SEPTEMBER 2026

| SUNDAY                       | MONDAY                                                                                                                                    | TUESDAY                                                                                                | WEDNESDAY                                                                                                                                     | THURSDAY                                                                                                 | FRIDAY                                                                                                                    | SATURDAY                                                                                                             |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|                              |                                                                                                                                           | <b>1</b><br>Morning Coffee 8 AM<br><b>ACC 10 AM</b><br>Tai Chi 10:30 AM<br>Arts & Crafts Club 12 PM    | <b>2</b>                                                                                                                                      | <b>3</b><br>Morning Coffee 8 AM<br>Tai Chi 10:30 AM<br><b>Budget Town Hall 4 PM</b><br>Mah Jongg 6:30 PM | <b>4</b><br>Exercise Group 9 AM                                                                                           | <b>5</b><br>BBVSSC Community Breakfast 8 AM - 10 AM<br><br>BBVSSC Kids & Pet Parade 1 PM<br>BBVSSC Show & Shine 1 PM |
| <b>6</b>                     | <b>7</b><br>Exercise Group 9 AM<br>Mah Jongg 1 PM<br><br><b>OFFICE CLOSED</b>                                                             | <b>8</b><br>Morning Coffee 8 AM<br>Tai Chi 10:30 AM<br>Arts & Crafts Club 12 PM<br><b>Golf 2 PM</b>    | <b>9</b><br>Exercise Group 9 AM<br>Chess Club 2 PM<br>Kovid Kickers 5 PM<br><b>Lakes Ponds &amp; Drainage 5 PM</b>                            | <b>10</b><br>Morning Coffee 8 AM<br>Tai Chi 10:30 AM<br>Mah Jongg 6:30 PM                                | <b>11</b><br>Exercise Group 9 AM<br><b>BBV Declarations, Covenants and Bylaws Revision Task Force for RCW 64.90 10 AM</b> | <b>12</b><br>Golf Club Annual Fall Tournament 9 AM & 6 PM<br><b>Budget Town Hall 10:30 AM</b>                        |
| <b>13</b><br>Card Group 6 PM | <b>14</b><br>Exercise Group 9 AM<br>BBVSSC Meeting 1 PM<br>Mah Jongg 2:30 PM<br>SHIBA(Medicare) 6 PM<br><b>Security &amp; Safety 3 PM</b> | <b>15</b><br>Morning Coffee 8 AM<br>Tai Chi 10:30 AM<br>Arts & Crafts Club 12 PM                       | <b>16</b><br>Exercise Group 9 AM<br>Kovid Kickers 5 PM                                                                                        | <b>17</b><br>Morning Coffee 8 AM<br>Tai Chi 10:30 AM<br><b>Board of Directors 5 PM</b>                   | <b>18</b><br>Exercise Group 9 AM<br>Bunco 6 PM                                                                            | <b>19</b><br>End of Season Golf Tournament 9 AM                                                                      |
| <b>20</b>                    | <b>21</b><br>Exercise Group 9 AM<br>Mah Jongg 1 PM                                                                                        | <b>22</b><br>Morning Coffee 8 AM<br>Tai Chi 10:30 AM<br>Arts & Crafts Club 12 PM<br><b>Marina 2 PM</b> | <b>23</b><br>Exercise Group 9 AM<br><b>Finance 1 PM (Zoom)</b><br>Chess Club 2 PM<br>Kovid Kickers 5 PM<br>BBVSSC Picnic at the Beach 5:30 PM | <b>24</b><br>Morning Coffee 8 AM<br>Tai Chi 10:30 AM<br>Mah Jongg 6:30 PM                                | <b>25</b>                                                                                                                 | <b>26</b>                                                                                                            |
| <b>27</b><br>Card Group 6 PM | <b>28</b><br>Exercise Group 9 AM<br><b>Community Plan TF 10:30 AM (Clubhouse)</b><br>Mah Jongg 1 PM                                       | <b>29</b><br>Morning Coffee 8 AM<br>Tai Chi 10:30 AM<br>Arts & Crafts Club 12 PM                       | <b>30</b><br>Exercise Group 9 AM<br>Chess Club 2 PM<br>Kovid Kickers 5 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.