



# Beachcrest Community Association

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8846 – 51<sup>st</sup> Avenue NE, Olympia, Washington 98516

December 10, 2021

Fellow Beachcrest Property Owner,

At our recent informational community meeting on November 15<sup>th</sup>, we had a good turnout of approximately 40 property owners. During the discussion, we had great support of current projects that we know are needed now and, at the same time, people expressed concern about potential inadequate funding for big projects in the future. For more details on our current needs, see our website at [www.beachcrest.org/resources](http://www.beachcrest.org/resources) for last meeting's presentation.

Information was provided about how far below market Beachcrest dues are compared to competing developments. It was clear that we need to demonstrate fiscal responsibility now, and to potential buyers and lenders, with adequate reserves to meet future needs (we're at about 50% of what's required for our Reserve Account). Discussion focused upon getting it right the first time to avoid the need to pass future special assessments.

The annual dues increase that has been recommended by the Board of Trustees is \$251 from the present \$349 to \$600 per year beginning in June of 2022. Also, a one-time special assessment of \$1,000 is proposed to be due by the end of December 2022. There was support from the participants at the last meeting to consider an increase above what had been presented. We want to discuss these proposed changes at our next informational community meeting on ZOOM, Monday, January 10<sup>th</sup> from 6:30-8:00. We encourage all community members to attend this important meeting to share your thoughts/ideas, and to ask questions (e.g., hardship provisions, incentives for early payments, other revenue sources, etc.)

The easiest way to join the meeting is to log into [www.beachcrest.org/resources/](http://www.beachcrest.org/resources/) and follow the link on the homepage/board. Or you can go to ZOOM homepage [www.zoom.us/join](http://www.zoom.us/join) and enter this

**ID: 578 160 7403** and **password: beachcrest** if you do not have a beachcrest.org log in.

If you do not have a computer, ipad, smart phone, or laptop to view the meeting, you can call in at: **1-253-215-8782** and enter **ID: 578 160 7403** and **passcode: 4469509155**

For more information email [treasurer@beachcrest.org](mailto:treasurer@beachcrest.org) or call (360)350-3610 ext. 804 before the meeting.

Sincerely,

Beachcrest Board of Trustees