

Belfair Acreage Tracts Association

NEWSLETTER – June 2024

Greetings to the Community from your current board members! Minutes of the May meeting and election results are posted to the BATA website (www.bataowners.org). Quick recap of election results: Votes came in from 48 properties. The four with the most votes were Robert Maxwell, Mark Case, Elayne Stodola and Terilynn Lazo. Terri Maxwell will continue to fill the fifth position for one more year. More details in the minutes so check out the website if you haven't. Now to updates on topics of interest.

ROAD – *IT IS NOT DONE! SURFACE NEEDS TO HARDEN so we need to drive slowly.*

RECYCLED ASPHALT SECTION - The recycled asphalt looks great and is nice to drive on, but if we don't give it a chance to cure, we'll be back where we started with the pot holes. **Please spread the word with your guests and family members to drive extra slow until the surface hardens.** The surface needs about 3 months of warm weather to create a more impervious layer. During that time, we need to drive slowly so as not to spin around the material or create lumps, ripples or cracks. If we can keep it as smooth as possible it will be a better surface once it hardens and will provide better drainage for the rain water to minimize future potholes. This was a substantial investment compared to past efforts so the longer we can make it last the more we can extend our future resources to improving other sections. PLEASE DRIVE EXTRA SLOW (10 MPH) at least until about mid-August. Also please share your feedback with the board. We need input from the community to determine if and how much we want to continue to invest in this type of road surface material. Although this contract was executed by the current board, we relied on information and bid work from both current and past board members. Please remember that these are all volunteer positions so whether you agree or disagree with individual topics, please be respectful to your neighbors who have been willing to commit their free time for the betterment of our community.

ROCK PILE –Rock pile on the corner of the S curve is for the repair of the recycled asphalt road only. That is the compatible material. Signs posted to mark it accordingly. Please contact the board to report an issue with the recycled asphalt road that needs attention. Do not try to repair it or it may void our warranty. Do not use the recycled asphalt pile for the dirt road. There are two gravel piles that will be replenished for use on filling potholes on the dirt road. These are located at Underline and Rasor. Contact the Board if you have questions. The Road Committee will be chaired by Vice President, Mark Case so your emails will be forwarded to him for response or you can talk to him at board meetings.

SPEED LIMITS – Signs are posted as 10 mph. Recognizing that it can be challenging to drive this slowly, please think about your neighbors. Some live very close to the road and have kids playing. On the dirt road, please go slow in the sections where houses are close to the road. Your neighbors don't want to eat dust any more than you and there may be pedestrians, kids or pets close to the road. On the recycled asphalt, it will be tempting to go faster once it cures. After the curing period, please continue to keep speed low in front of homes so as not to endanger any pedestrians, children or animals. If we all treat each other as we would want to be treated ourselves, at the very least, our neighborhood will be one less stressor in our lives.

DUES REMINDER – *It's time to pay the second half of the 2024 dues!*

Treasurer Message: If you haven't already paid your annual dues in full or are on a pay plan agreement, it is time to pay your second half dues. Second half dues are due by July 1, 2024. You'll find an invoice enclosed with this newsletter with instructions for paying if you have a balance due.

Road repairs depend on cash available in our accounts. If you like the recent improvements, getting those funds in will allow us to do more of the same. Also remember, if you are not paid up you run the risk that your vote in future Association decisions will not count. Future votes are expected on the next budget and changes to covenants. Don't miss out on having a vote in these decisions.

COMMITTEES – *Here is a way to provide input to the Board on multiple topics!*

President Message: The Board has put into place 5 brand new committees. We are looking for persons who are interested to join. You can be part of the process a little or a lot, it's up to you. If you are interested, please email the Board at **bata.hoa@gmail.com**. Your email will be sent to the committee chairperson.

--- ROADS COMMITTEE (Chaired by Vice President)

These persons will help with getting bids, reviewing bids, assessing roads to see if they need work, etc. This is not a roadwork crew and doesn't require you to be out on the road working. However the Road Committee may help with recommendations for organizing work parties.

--- BUDGET/FINANCE COMMITTEE (Chaired by Treasurer)

These persons will help review the books, bank statements, invoices to make sure every amount of money spent is recorded and verified. Also helping to draft proposals to set the annual budget for the Association to vote on.

--- BYLAWS COMMITTEE (Chaired by Secretary)

These persons will help with updating by-laws to meet the latest changes to laws and regulations (RCWs, county codes, etc) and reviewing the CCRs for changes that would help make our community a better place. *Committee will be holding a community meeting later in June to get community input on proposed CCR changes. All are welcome. Please bring your ideas. Meeting info below.*

--- NEIGHBOR-TO-NEIGHBOR COMMITTEE (Chaired by Michelle Olson- Non-board)

These persons will be reaching out to our community members who are disabled, homebound, elderly or just who might need help.

--- NEIGHBORHOOD WATCH (Chaired by Spencer Bouchard - Non-board) Pretty self explanatory.

Interested in joining any of these Committees? Let us know.

Upcoming meeting dates –

June 9, 2024 – Regular monthly BATA Board meeting, 4:30pm, library

June 23, 2024 – By Laws Committee meeting on CCR input, library, 4:30pm-5:30pm

July 14, 2024 - Regular monthly BATA Board meeting, 4:30pm, library

The Board thanks you for your attention and input. Stay safe out there!

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