

Bay Rim Park Condominium Association Newsletter

Spring 2026

2026 Board Meetings

- Friday, June 12, 2026, at 9:30 am – Onsite Walkabout
- Friday, August 14, 2026, at 9:30 am – Budget Meeting at INTEGRA
- Saturday, September 19, 2026, at 9:00 am. Annual Meeting, Community Church

Maintenance

Roof replacement will begin in April with Fir and Alder Buildings. If you have a Unit in either building, please let Integra know if you want to keep your chimney. Many units no longer use them and we can remove them as part of the new roofing.

Work continues on Maple Building. Moisture in the crawl space has created some rot and much has been removed, more remains to be done and we will continue to work to resolve this.

2026 COA Special Assessment

Reserves for Major Maintenance require additional funding in 2026. A special assessment of \$500 has been placed on each Unit. This will allow us to better meet future maintenance costs. The Special Assessment payment was due on January 1, 2026 but is graced for payment with no penalty until September 1, 2026. If you have not, please contact Integra and make provisions to pay this.

Springtime Reminders

We have weathered this past winter well and everything is beginning to grow and flower. If you have plantings, please take some time to trim and weed and clean up your area in general. The winter has seen a lot of moss grow on paths and patios. The Association will take care of the paths, but it is your responsibility to keep your patio area clear of moss. The Board's next meeting will include a walkabout and if your area needs attention, you will be notified. The lawn crew will also be conducting annual work and that will include spraying herbicide on areas to keep weeds down, if you do not want this please contact Integra on instructions to obtain the yellow flags that signal no herbicide.



Important Maintenance for Your Unit!

One of our neighbors had a surprise when they turned up the heat in their bathroom and the smoke was so thick they called the Whatcom County Fire Department! Luckily it was just smoke, but it indicates a problem. Your electrical heat units need annual attention and that is mostly a cleaning. Accumulated dust and debris can result in smoke, odor and even fire! If you are unsure how to clean them, please call a technician.

If your hot water heater is older than 10 years, please replace it! Have it done by a competent technician. Current codes require a drain pan draining outside the Unit.

While you are at it, if your plumbing fixtures are original, they need to be replaced or refurbished. New seals and gaskets at a minimum. Leaking fixtures and the damage that they cause are the responsibility of the owner.

If you have any issues, or a question, please contact INTEGRA Management. They will notify your Board Members of items as they are received.

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