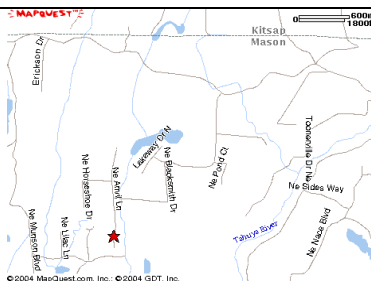

**BLACKSMITH
LAKE**
PO Box 426
Belfair, WA 98528



**ASSOCIATION
NEWSLETTER**
Winter, 2022

Dear Neighbors,

Happy New Year! What a beautiful winter wonderland surrounds us. I never tire of the forest and the beauty it offers. After all, that's why we live here, right?

We had a fall meeting on October 21st and had a quorum in attendance. Reports from the officers of the board regarding budget, maintenance work and future plans were presented. Election of two board positions resulted in Mirka Ramsey being re-elected as treasurer and Grover Ramsey elected as first vice-president. Mirka and Grover are not related.

Work on the road will take place in the spring. Sound Excavating, the company that did the work last time, will be back. In the meantime, we continue to fill potholes (Sigh). Remember that higher speeds cause damage to the road that is unnecessary. Mother Nature does enough damage without our help. The speed limit is 20 mph. Please observe it.

The board reported that they would visit with an attorney, to review our bylaws, in order to ensure that they properly protect our association. The bylaws are in good shape. We must still be in compliance with the covenants. According to counsel, all covenants remain in effect unless they are violated, and no one complains or takes any action over a period of years. In which case, the covenant in question becomes invalid. An example of that is the covenant that refers to a committee that, at one time, would have had the authority to approve or disapprove construction on a lot. There is no longer a committee. Bylaws that change a covenant, such as the amount of dues, are authorized. Each of you should have signed a copy of the covenants at your closing. That document is included with your title report and is filed with the county. Our bylaws and covenants are available on our website in case you want to read them again.

I'm sure you all noticed the beautiful daffodils alongside the road last spring. They were planted by a couple, who is new to the neighborhood, to honor of our veterans and active duty military as well as those who paid the ultimate price. If you would like to join this wonderful project, you can plant bulbs along the front of your property. Eventually, our road could be completely lined by flowers every spring.

We haven't scheduled our spring meeting yet but will notify you when we have a date. Nominations for president, 2nd vice-president and secretary will be made at that meeting. Please consider running for office. It's a bit of a commitment, and it doesn't pay anything, but the rewards are in getting to know your neighbors and discovering what wonderful people live here.

Sincerely,
Your Board

Claudia Charlton	President		360-552-8410
Grover Ramsey	1 st Vice-President		
Joe Dowding	2 nd Vice-President		
Steve Zemzick	Secretary		
Mirka Ramsey	Treasurer		360-372-2546