

Bay Pointe Villas Condo Association
2025 Newsletter #7
October 9, 2025

Thank You

A big thank you goes out to Doug and Tammy Green, #16. Their creativity, design, effort and resources provided Bay Pointe Villas with the lovely landscape feature beside the Marina Way driveway.

Staircase Replacement

DUC's construction is replacing Unit #2's staircase this week. The job should be completed Saturday. Thank you for your patience with the noise, unit access and parking inconvenience. The new stairs will be painted in about three months when the lumber has matured.

The board's plan is to replace two or three staircases each year until our eleven original staircases are updated. Replacement timing depends on two things; available maintenance funds and the old staircases' states of repair. The staircases were placed on a safety priority list directing the order in which they will be replaced. So far, replaced #4 and #2 have been replaced. If no further damage occurs #s 10, 18 and 20 are the next 3 to be replaced as funds become available.

French Drain/Sump Pump Repair/Parking Space Change

This week the down spout French drain and sump pump system in the area of #13-20 was cleaned and repaired.

Brian Bennett and his crew will be back next week to tackle the drain issue behind units 7 & 8. A concrete parking pad prevents rain from draining in that area. The concrete will be removed and replaced with a rock parking spot. Your patience with parking and garage access on the Marina Way side next week is appreciated.

Memorial Tree

\$125 has been collected for Carol's tree. There are a couple of memorials yet to be collected. If you would like to donate, notify a board member.