

CAPITOL CITY GOLF COURSE ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Winter 2018



VARIANCES

Recently the Board of Trustees have been asked about why we follow the CCR's (Covenants, Conditions and Restrictions) so stringently. The simple answer is that State Laws require the Board to do so. However, the Board is also empowered by those same RCW's (Revised Code of Washington) to grant variances.

Our current Variances section of the CCR's states that enforcement "could, under certain unique circumstances cause a member severe hardship, impose an undue financial burden or prevent unreasonably the full enjoyment of a member's property and investment. In such circumstances the Board shall have the discretion to grant such variances from these covenants, conditions and restriction which the Board finds are dictated by fairness and equity".

In recent memory the Board has granted only a few variances to the CCR's with one notable one revolving around parking of more than one vehicle on an adjacent parking space. In that case the Lot Owners had purchased their home with an already existing large asphalt adjacent parking space with the intent of parking more than one vehicle on that area. The requester indicated that he paid a premium for the house for the large parking area and that he purchased the house before the 2005 CCR's went into effect.

The Board, after a lengthy deliberation, granted the variance to the present owner but did not grant a permanent one as was requested. The Board felt that the owner had been parking multiple vehicles on their adjacent area since, at least 2005, and that limiting his parking to what is allowed in the CCR's at this time would limit his here-to-for full enjoyment of what they had paid extra for. It was also noted that under State Law the current 2005 HOA CCR's and Bylaws supersede any the other CCR's from 1977 and 1987. The Board has also granted other reasonable requests for temporary variances and extensions, as well.

It was also noted at the hearing for the variance that was granted that if the Board somehow fails to enforce any covenant, condition or restriction or any particular occasion, "shall not be deemed a waiver of the Board's right of enforcement with respect to any future breach of the same or any other covenant, condition or restriction". The Board earnestly attempts to follow all applicable State laws, CCGCE Bylaws and CCR's that govern our community. Sometimes we admittedly miss things but only by accident and not by design.

I do not think anyone on the Board likes the responsibility of administering the covenants, conditions, and restrictions of our Association but it is work that has to be done for the protection of all of our homes. There has been a notable improvement in the looks of the entire CCGCE area since 2015 when the first Enforcement Policy, allowed under State Law went into effect.

MEET RANDY LUKE OF THE BOARD OF TRUSTEES



Randy Luke who is serving the second of a two-year term is the Board's "Number Guy" as the Association's Treasurer. Randy closely monitors the Capitol City Golf Club Estates HOA's (CCGCE) monthly income and expenses and was instrumental in helping the Association achieve a balanced budget in 2017 and constructing our 2017 Budget. He also presents a monthly report to the Board on any significant budget divergences and a summary of accounts receivable over 90 days. One of Randy's expressed goals, as Treasurer, is to try and reduce the amount of accounts receivable to the Association. Randy also serves on the Board's Streets and Signs Committee.

Randy and his wife Sherri have lived at CCGCE since 2005. They enjoy gardening and spending time on the Oregon Coast. The Luke's also have two Chihuahuas and a 16-pound Maine Coon Cat named Trigger.

Randy is currently President of South Sound Home Loans. As a local Mortgage Broker, he has been originating home loans in Olympia since 1991 and was named Mortgage Broker of the Year in 2016 by the Olympian. He previously served as President of the Lacey Chamber of Commerce, President of the Hawks Prairie Rotary Club and Chair of the Pacific Mountain Workforce.

BOARD ENACTS UPDATED ENFORCEMENT POLICY

The Board of Trustees, on advice of the Association's Attorney, Barker Martin, passed an updated *Enforcement Policy* that went to effect on January 1, 2018. It takes the place of the June 1, 2015 *Enforcement Policy*.

The updated *Policy*, which was mailed to every homeowner of record on October 31, 2017, and available for discussion at the Homeowners General Meeting on November 16, 2017 is now being followed by the Board and its Management Company VIS Group, Inc.

The new Policy can be viewed on our website of www.capcitygolfclubestates.com.

The new policy does not change from the original policy other than the addition of front end legal verbiage suggested by our Attorney and a few changes for failing to obtain an Architectural Control Committee (ACC) Application for large exterior projects and building a fence without ACC approval.

ASK LARRY!

Q. What are the Little Blue Markers for on my property? ... Homeowner on Sarazen West SE

A. The City of Lacey is conducting a survey for the replacement of water lines.

Q. The previous owner of my property did not give me the keys to my mailbox what should I do?... Homeowner on Congressional Drive SE

A. You need to contact the Lacey Post Office as they can provide a lock cylinder and keys for your mail receptacle. There is a cost for that service.

Q. Can I raise chickens on my property? ... Homeowner on 64th Court SE

A. The Association's CCR's do not allow the raising of chickens or other livestock (Article III, Section 6.). Even though Thurston County allows the raising of a limited amount of chickens our CCR's can be more restrictive, but they cannot allow something that the County prohibits.

Q. Can I remove a tree without obtaining an approved ACC Application from the Association? ... Homeowner on Oakmont Place SE

A. No, an ACC Application should be submitted as Article VI, Section 2, a. of the Bylaws state, "The Architectural Committee shall review and approve or disapprove all proposed construction or alteration to any residence...." However, it has been interpreted that this requirement only pertains to the exterior of a residence and lot.

Q. Why did the Board of Trustees decide to change management companies?... Homeowner on Hogan Drive SE

A. The Board made the change for a variety of reasons that include the **VIS Group, Inc.** accounting system, excellent references from other associations that they serve, and the ability to complete projects in a timely manner. The recent pumping of our storm water basins in January at the start of our new budget period is an example of the quick response time of VIS. The Board also liked the availability of a dedicated meeting room with a/v capabilities for Board Meetings and other hearings at no extra charge. The annual cost for the VIS service is also comparable to what Vantage would have charged us.

Q. What are my dues for?... Homeowner on Sarazen Street SE

A. The 420 Lots in our Association all pay an identical \$220 per year. Our dues comprise most of the Association's operating budget of \$101,885. Services like Storm Water Basin Cleaning (\$7,000), Street Lighting Expense (\$9,600), Street Sweeping (\$1,000), Sign Maintenance (\$1,000), Legal Fees (\$9,500), and the like are all paid from our collective dues (assessments).

Q. Why can't I park my RV in front of my house in my cut out? ...Homeowner on Ruddell Road

A. The parking of an RV in a cut out in front of the house, on the street in front of the house or on the lawn of any lot is not allowed under CCR's and the *September 8, 2016 Cut Out Policy*. RV's can only be parked on an approved adjacent parking area. "Keeping or parking any vehicle on any lot except in a driveway or an adjacent area paved with concrete, asphalt, or crushed rock free of weeds and grass and approved by the Architectural Committee...." will not be approved.

Any other questions please contact me at packattack66@hotmail.com or 360-888-2400
Larry Dittloff, President of the Capitol City Golf Club Estates Homeowners Association

BOARD OF TRUSTEES FOR 2018

Larry Dittloff, President
Darrelyn Nuesca, Vice President
Randy Luke, Treasurer
Christina Tremper, Secretary
Ed Obie, Trustee
Jayne Bradley, Trustee
Darrol Steiner, Trustee

Upcoming Board Meetings: March 22nd, April 19th, at VIS Building 8617 Martin Way East, Lacey, WA 98516

Upcoming Events: Community Wide Garage Sale in June TBA, National Night Out on August 7th.

Capitol City Golf Club Estates
c/o Vantage Community Management
P.O. Box 8909
Lacey, WA 98509