

CAPITOL CITY GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Spring, 2018



COMMUNITY-WIDE



JUNE 23, 2018
9:00 AM to 4:00 PM



MEET JAYNE BRADLEY OF THE BOARD OF TRUSTEES

Longtime Board of Trustees Member Jayne Bradley has seen many changes at Capitol City Golf Course Estates HOA over the eight years that she has resided here with the chief one being the Association changing from being self-operated to a professional management company. Jayne, who has always been active in Association matters, has previously served as the Association's Treasurer and is now a Member of the Architectural Control Committee.



Jayne is married to Steve Bradley and they have three married daughters, one soon to be married son, and 7 grandchildren that are the joy of her life. They originally purchased their St. Andrews Street home from Jayne's Mother who had resided there for over 30 years, previously.

Jayne and Steve Pastor at a local Lacey Church. Jayne is a lifelong Lacey area resident.

Assessments (Dues)

Just a friendly reminder to all members that the 2018 Annual Assessment (dues) of \$220.00 to operate the Capitol City Golf Club Estates (CCGCE) Home Owners Association were to be paid to VIS by no later than January 31, 2018. As of April 18, 2018, only about 30 out of our 420 lots had not yet submitted their payments for the current year's assessment. **A big THANK YOU to all the members who have already paid their 2018 Association Dues.**

The annual assessment pays for our street maintenance, new street signs, street sweeping, catch basin cleaning, street lights, mail box maintenance and many more things in our day-to-day operation including the provision of a Reserve Fund.

Members, who are not current with the Association, are urged to pay their assessments both current and past along with any other fees and fines that they might owe. Owners who do not pay their Annual Assessment may make it necessary for the Association to cut back on services because of a lack of resources. Not paying also impacts those that do pay as it may become necessary to raise the yearly assessments for everyone so that basic services can be provided. The assessment has not been raised for two years. A survey of similar home associations indicate that our assessment amount is in the middle to low range. Homeowners are required to pay their annual assessments just like they must pay the property taxes under the RCW's (Revised Code of Washington).

If an individual member is so inclined they may submit an *Account Adjustment Request* that is available from VIS for the consideration of lowering non-dues/assessments fees and fines. The Board of Trustees has shown, in the past, a willingness to work with any member who is current on their dues and compliant with the Association's CCR's with payment plans and consideration of extraordinary life circumstances.

Ignoring assessments and other fees is not advised as they start compounding like any other unpaid bill. A simple fee can go up significantly over a year if it is not addressed. The Association must turn over seriously overdue accounts to bill collectors, place a lien on a property and ultimately turn the matter over to our Attorney Barker Martin in Seattle. If legal expenses are incurred by the Association in collecting past due amounts the homeowner will also be assessed for those charges. The Association's collection activities are also in full compliance with the RCW's and are only undertaken as a last resort. If you are past due, please contact VIS so that we can discuss the matter and hopefully work something out.

The majority of the members of the Capitol City Golf Club Estates HOA are great neighbors who take great pride in their homes and are timely in their payment of their assessments. CCGCE is a great place to live!



ASK LARRY!

Q. Is it true that once the City of Lacey puts in new sewer lines that we will have to connect to them? Homeowner on 66th Ave SE

A. When the sewer lines are in place in about two years and operational, CCGCE Homeowners will only be required to hook up to Lacey City Sewers **if their septic system fails** and are within 1,000 feet of the nearest sewer line. CCGCE homeowners must hook up even if the City has *not* annexed us. This requirement is consistent with city, county and state laws.

Q. When will street sweeping take place this year? Homeowner on St. Andrews

A. Street sweeping will take place this year in middle to late May. If there is enough money in the budget the Board will consider a late Autumn sweep, as well.

Q. With Spring finally upon us what are our lawn Association expectations?

Homeowner on Cotton.

A. According to Article II, Section 8 and 16 of the CCR's we are all to keep our residences and lawns in a "neat and attractive manner".

- Lawns, if any, are to be regularly mowed with a maximum height of four (4) inches.
- Lawn, flower beds or shrub beds and parking area are to be kept reasonably free of weeds.
- Shrubs, hedges, bushes and trees or other plantings cannot obstruct the line of sight along streets.
- Impeding traffic for failure to trim back and hedge, bush, tree, or other planting which projects into any street is not allowed.

Q. I understand that VIS has and can send e-mail "blasts" about happenings in the Community is that true? Homeowner on West Sarazen

A. Yes, and we have and hope to do more but we only have about half the members e-mails on file. If you have not given VIS your e-mail address and would like to receive information electronically please contact VIS with that information.

Q. I have some questions about my account with VIS. How do I get answers?

Homeowner on 63rd

A. You can contact VIS by phone at 800-537-9619 or you can look up your account at vismanagement.com. Use the username that you were given when you received your Welcome Letter in late December and then go from there. Your account accessibility is especially helpful when reviewing it after business hours or on weekends.

Q. I noticed a crack on Oakmont. What is the Board going to do about it?

Homeowner on Oakmont.

A. The Board is currently conducting a survey of all streets at CCGCE. When that is complete we will hire a firm to patch and tar all necessary areas that are in need of repair this Fall.

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

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Upcoming Board Meetings: May 17th, June 21st, at VIS Building 8617 Martin Way East, Lacey, WA 98516

Upcoming Events: Community Wide Garage Sale on June 23, National Night Out on August 7th.

Capitol City Golf Club Estates
c/o VIS Group, Inc.
8617 Martin Way East
Lacey, WA 985016