

CAPITOL CITY GOLF CLUB ESTATES

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NEWSLETTER

Summer, 2018



Board of Trustees Conducts Condition Survey of the Streets of Capitol City Golf Club Estates (CCGCE)

Earlier this year a resident on Oakmont Place reported a large crack on his street to Board President Larry Dittloff with the resident asking what the Board was going to do about it. Dittloff responded by saying that The Association would look into the matter.

In January of this year **David Luhr** a resident at CCGCE was appointed to the Streets and Signs Committee of the Association. David was recommended for his appointment by Board of Trustees Member Ed Obie because of his expertise and knowledge of roads and highways as Supervisor of the Pavement Division for the Washington State Department of Transportation (WSDOT) here in Olympia. His division has responsibilities for over 18,000 miles of state highways as far as condition, maintenance and replacement. Dittloff asked Mr. Luhr if he would survey all of the streets as a whole rather than look at just one problem area.

David with the assistance of Randy Luke, Board of Trustee Member, Association Treasurer and Streets and Signs Committee Member conducted a street condition survey in early July of this year of all of the streets of CCGCE which amounts to nearly four (3.967) miles. Specifically, they were looking for cracks that were more than .25 inches wide that should be repaired now, square footage, and other problems. WSDOT when conducting a similar survey uses sophisticated electronic equipment mounted on vehicles. David and Randy used a small wheel to survey the surface of our streets as they walked the entire area.



Highlights of that survey were:

- A “chip seal” surface or Bituminous Surface is a layer of liquid asphalt covered with a thin layer of gravel was applied to the CCGCE streets in about 2013 and was suppose last for about 10 years
- Our 2013 chip seal overlay used a smaller stone than normal as presumably a cost saving measure
- Numerous “delineations” or areas where the chips have come loose where noted at areas where vehicles turn at the end of a cul-de-sac or at the place where a car backs out of its driveway.
- Ultimately those delineated areas if not addressed could become pot holes if not repaired
- Preliminary cost estimates to apply repairs to current crack sealing needs (larger than .25 inches), patching and delamination could be as high as \$25,000. A completely new chip seal could cost and up to \$500,000 for all of the CCGCE streets.
- Repairs to a chip sealed street are not unusual during its life cycle.
- David Luhr recommends that repair work should be completed in a Fall after Summer heat expansion and contraction of the streets subsides.

The Board of Trustees will soon be taking a hard look at the streets and their present condition as there wasn't any money specifically set aside for street repairs in the 2018 Operating Budget. The Reserve Fund for the Association now sits at \$133,917.36

Early History of Capitol City Golf Club Estates By Randy Luke

In the 1950's, the area of our present-day Capitol City Golf Club Estates (CCGCE) was known as Rowe Farms and was famous for berries and fruit orchards. In 1961, Morris “MO” Loveless a visionary sold his Mountain Aire Golf Course in the heart of Lacey so that it could be developed into Panorama City. He and his group of investors called **Thurston County Development Company** purchased the land that now encompasses **Capitol City Golf Club Estates** and Capitol City Golf Course as a replacement to Mountain Aire.

Capitol City Golf Course Estates initially consisted of 410 residential lots and other related uses surrounding an 18-hole golf course on 240 acres. Their new golf course was ready to play on by 1963. In 1962 Loveless began offering lots for sale that ranged from \$1,750 to \$4,000. By the Spring of 1963 over 100 lots had been sold. A number of people purchased multiple lots as an investment in the future.

In June of 1963 Thurston County Development Company was sold for what was reported as a little over \$500,000. Speculation at that time was that Loveless had the vision but not the capital to make the development complete.

The new owners of Capitol City Golf Estates and Golf Course were a Seattle based development company called **Isaacson Corporation**. Winson Jones and Lyle Anderson of that company acted as principals of their new acquisition, but they kept the name of Thurston County Development Company for their local activities. Anderson's real estate company, **Lyle Anderson Corporation**, acted as exclusive real estate agents for the sale of the lots.

In August of 1963 a new sales office was opened on site promoting, a future swimming pool, tennis courts and mercury vapor street lights. The “Greensborough” was the first “spec” house listed for sale that included three bedrooms, two fireplaces and a lot facing the 4th or 5th tees for just \$22,500! The lots were being advertised as an adult single-family golfing community that boasted a course that could be played year around because of its great drainage associated with a sand field that the entire development sat on.

By 1967 sales of all lots sold amounted to \$408,000 with that amount being projected to be over \$1 million by 1968. Of the original 410 lots available in 1967 220 lots remained to be sold and were advertised for as low as \$345 down and \$34.50 a month. In 1968 the new \$200,000 clubhouse opened to take the place of the first temporary one that had been built over an old farmhouse that was removed by a controlled burn by Lacey volunteer firemen.

From 1975 until 1979 Lyle Anderson Corporation applied to the Thurston County Planning Commission five times to replat the original 1962 design of Mo Loveless and associates. Anderson was trying remove areas designated for trailers and add single family lots, condominiums and commercial lots on areas that included 3.6 areas at the corner of Rainier Road and the Yelm Highway. Along the way in 1977 Anderson Corporation spun off the lots and formed the **Capitol City Golf Club Estates Association (HOA)**. It was speculated, at that time, that Anderson did this so that it would be easier to gain approval to replat the area for condominiums and more commercial space.

Anderson’s replat proposal was quite the issue at that time and subject to heated debates. Many felt that Anderson was trying to turn the entire golf course into a residential development. Anderson was also accused of “bullying” CCGCE lot owners into accepting their proposal or they would, indeed, remove the golf course.

Ultimately, in 1980’s a compromise was reached that allowed for eight condominiums to be built along 58th Ave near the present-day clubhouse, apartment complex and a few additional lots which brought the total to 419 with the golf course remaining as it essentially is today.

Update on the Progress of new CCR’s and Bylaws

The Board of Trustees (Board) Ad Hoc Committee for updating the Association’s 2005 Covenants Conditions and Restrictions (CCR’s) and Bylaws two-year efforts were brought to a near standstill by new legislation that governs HOA’s. The bill was passed by the Washington State Legislature and signed by the Governor on March 6, 2018. The new Washington Common Interest Ownership Act (WUCIOA) went into effect on July 1, 2018. The new legislation is currently being closely analyzed by our Association Attorney Barker Martin of Seattle as to its effect on the current and modified Capitol City Golf Club Estates Home Owners Association (CCGCE) primary documents. As a result of this very lengthy and current review by the Attorney the Board does not have a working schedule until a version of the CCR’s and Bylaws are approved by the Board.

The Committee still hopes that the revised CCR’s and Bylaws could be brought forward to the membership for consideration at the annual Membership Meeting on November 15, 2018 at the Jacob Smith House.

BOARD OF TRUSTEES FOR 2018

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Naomi Obie
Maureen Mead, Website
Pam Dittloff, Newsletter

Upcoming Board Meetings: August 16th, September 20th, at VIS Building 8617
Martin Way East, Lacey, WA 98516

Upcoming Events: Annual Membership Meeting, November 15th, Jacob Smith House.

Capitol City Golf Club Estates
c/o VIS Group, Inc.
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