

CAPITOL CITY GOLF CLUB ESTATES

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NEWSLETTER

Summer 2019



City of Lacey To Install New Water and Sewer Lines in 2020

The City of Lacey announced on July 17, 2019 at a community meeting for each Capitol City Golf Club Estates (CCGCE) Lot Owner, an ambitious plan to provide CCGCE with new water and sewer lines. Those new lines will be constructed and installed in the streets of the Association next Summer with final design currently taking place.

The City stated that the existing water lines were installed “decades ago” and that the lines need to be replaced due to their age and condition. Important to the water line replacement is the need to provide better water fire suppression standards for the hydrants as the current lines do not meet the modern requirements. There will be no assessment to property owners in CCGCE for this water-line project.

Along with the new water lines the City will also be installing sewer lines. The City stated that the water being pumped out of Lacey City Well # 4 on West Sarazen Street is showing signs of high nitrite concentrations. According to Peter Brooks, Water Resource Manager for the City of Lacey, “it is in all likelihood the result of septic tank use in Capitol City Golf Club Estates which are in close proximity to the well”. The City has test results for nearly 40 years that correspond to that claim. Those test results have also noted significant levels of artificial sweeteners, Acesulfame-K and Sucrolose in Well #4 which provides service to all homes at CCGCE.

As an incentive to get homes to hook up to the new sewer lines in 2020 the City is offering a limited time “no cost” connection to the sewer mains. Hooking up to Lacey’s new sewer line is voluntary unless the septic system is failing and then it is mandatory per State of Washington Laws (WAC 246-272A-0025). To take advantage of this offering CCGCE Property Owners must contact the City of Lacey by September 30, 2019 and connect during the sewer line installation project of next year. At last count approximately 120 of the 420 lots at CCGCE have already signed up for the sewer connection.

The City will pay for the physical connection to the new sewer line and the decommissioning of the septic tank to individual lots that have signed up by September 30, 2019. Though costs may vary for each lot with the estimated value of this work at about \$4,000 per lot. The City will also pay for the Lacey Sewer General Facilities Charge and LOTT Capacity Development Charge with those costs at \$3,722 and \$6,049.21. The combined hook up cost estimate that the City will pay per CCGCE Lot is \$13,771.21. After the hook up is complete the current monthly single-family residential charge of \$61.10 per month will be charged. That cost is nearly identical to what residents of the City of Olympia pay for that service.

It needs to be noted that according to Lacey Ordinance 1533 that “all properties outside of the City Limits requesting a new utility service either annex into the City of Lacey, or legally commit their property to eventual annexation”.

There are still questions about individual lawn restorations, if any, after the sewer line trench is dug and covered back up. The concerns and questions will be answered when the Association’s Board of Trustees sits down to discuss the project in detail with the City of Lacey and arrive at a formal Easement Agreement. Those talks are scheduled to start in August of this year

After the lines are installed and the initial hook ups are completed the City will completely resurface and repair all four miles of the Association’s streets. The Board will also be discussing the specifications of that resurface but the City has already agreed to meet WSDOT standards for similar roads. That work will save the Association \$40,000 in 2019 as we are not now going to do crack sealing and surface repair and another \$500,000 for a complete street resurface in 2024 or 2025. Trustee John Leo stated at July's Board of Trustees meeting "that it makes no sense to do street repair this year when the City will completely resurface it next year."

As a result of the City’s 2020 utilities project at CCGCE the Associations Long Term Capital Plan will have to be completely recalculated.

New Declarations (CCR’s) Are On Their Way

The Board of Trustees passed the final version of the new and proposed Declarations (CCR’s) on July 11, 2019. The Declarations will be forwarded to individual Owners in the near future for consideration after a final review by the Association’s Attorney, Barker Martin, in Seattle.

The new Declarations have been worked on since 2016 by a special Ad Hoc Group of Lot Owners, reviewed and discussed by the Association Membership at three input sessions along with an extended comment period. Finally, The Board discussed and debated the document at three Meetings before its final passage.

Highlights of the new Declarations include: No specific colors for house paint, increased allowance of vehicle parking for lots without adjacent parking or cut outs, “Like for Like” improvement or repairs will no longer need Board approval, six-foot fences officially allowed, and an expansion of Association’s ability to clean up lots that woefully neglect the maintenance of their property.

Once our Attorney has given the Declarations approval as to being in accord with State of Washington Laws and recent legal precedents they will be forwarded to Lot Owners of record, with a cover sheet highlighting significant changes, a call-in number for questions, a ballot with a postage paid return envelope. Approval will require 210 affirmative Lot votes. In the interim the 2005 CCR’s will continue to be followed until such time as a decision has been made by the Membership.



THANKS FOR BEAUTIFYING OUR WONDERFUL COMMUNITY OF CCGCE

As stated in our Amended & Restated Declaration for CCGCE in Article 6.2: "Each owner shall...repair and replace all components of the residential lots and the dwelling units thereon...to keep...in a condition that is neat and attractive....".

We have noticed that many of you do keep your yard and landscaping such as to comply with Article 6.2. For this we are thankful and appreciative as it makes all of OUR RESIDENCES LOOK BETTER!

But there are also a number of residences/lots which are not properly maintained. A recent drive-by of the entire area by the Compliance Committee and the VIS management representative did point to a number of unkept yards...like long unmowed grass, weeds, dandelions, etc...and needing to be improved in order to comply with Article 6.2. Compliance also prevents individual residents from receiving a fine for non-compliance. This is in line with our "enforcement policy" for non-compliance issues.

Together we can make CCGCE an extremely attractive and desirable area. We all benefit when compliance is high and we are all penalized when our area is not a beautiful and enticing community.

THANKS FOR ALL YOU DO TO IMPROVE CCGCE!

Darrol Steiner, Vice President
Chair of Compliance Committee

PS: Just a special note that if you are planning any changes/additions to your lot or residence (like re-roofing, painting house, etc.) be sure to complete an ACC form, requesting approval prior to beginning the project. If questions and/or needing a form, contact VIS management website (www.vismanagement.com) and submit your request. Or download a copy here, under the HOA Business tab. A link to the form is on the "Documents" page. You will need an Adobe Acrobat Reader to read and print this form. It's free and download-able at www.adobe.com.

Opportunities to Volunteer

Due to the resignation of David Luhr there is an open term on the Board of Trustees. The Board would like to appoint a replacement to that position. Are you interested? If you are you are encouraged to call President Larry Dittloff at 360-888-2400 to discuss that opportunity. There are also opportunities of serving on one of the Association's Committees of Architectural Review, Enforcement (Compliance) or Streets and Signs.

The Association's current Officers, besides Dittloff, include Darrol Steiner as Vice President, Randy Luke as Treasurer with Ed Obie, John Leo and Kevin Rae as Trustees. Other Committee Members include Naomi Obie, Joanne Redmond, Darrelyn Nuesca, and Gabriel Robinson.

Pam Dittloff is currently serving as Acting Secretary along with Editor of the Newsletter and Maureen Meade is our Website Coordinator.

Upcoming Meetings: Board of Trustees August 15, September 19 and October 17, 2019 at VIS. The Annual Membership Meeting will be held at Jacob Smith House on November 21, 2019.

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