

# CAPITOL CITY GOLF CLUB ESTATES

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NEWSLETTER

Fall 2019



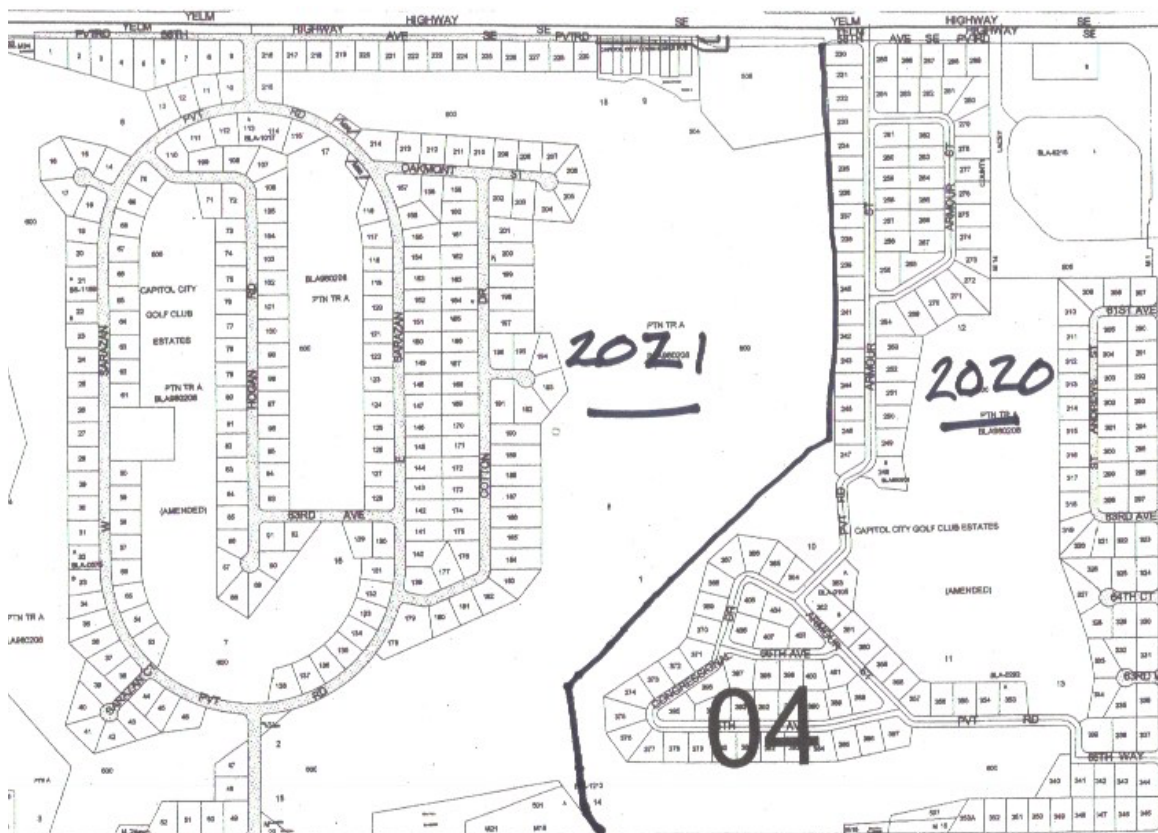
## Updates on City of Lacey Water and Sewer Project

President Larry Dittloff recently met with the City of Lacey (City) in regard to their large plan to provide Capitol City Golf Club Estates (CCGCE) with new sewer and water lines. Highlights from that meeting included:

- Over 400 of the 420 CCGCE Lots have indicated that they would like to be hooked up to the City of Lacey water and sewer project. Of that number 230 have actually signed the necessary *Special Power of Attorney* document for Annexation to get a free hook up.
- Lot Owners wishing a free hook up were to have forwarded a signed and **notarized** Annexation document by the end of September 2019 back to the City.
- The City provides free notary at Lacey City Hall for those signing City documents.
- If a Lot is owned by a Husband and Wife only one person needs to sign the document because of Washington's Community Property Laws.
- The overall project will take two years to complete and be done in two stages. The first stage will be the eastern side of CCGCE and will be completed in 2020. That area will include Lots from Congressional to Ruddell Road. The second stage, Cotton Drive to Sarazen West will be completed in 2021.
- The Design Plans are still being finalized and the project will not go out for bid until late Winter or early Spring of 2020. A private Contractor will do the work under the direction of the City.
- The streets will be completely repaved with asphalt rather than a chip seal. This project feature will bring the streets of CCGCE back to its original look. If the Association would have done this work the cost would be over ONE MILLION DOLLARS.
- The Association will have the option to correct some of the streets drainage issues which have long existed. These corrections which have already been identified by the Board's Streets and Sign Committee will be an expense that the Association will have to pay for. The Board feels that this proposed additional work is an opportunity to correct those issues while the streets are under a major reconstruction by the city and would be completed at a considerable savings. If the Association's Board of Trustees accepts this offer from the City those costs can easily be paid from the Reserve Fund which now sits at over \$160,000. Preliminary cost estimates for those drainage repairs are no more than \$100,000.

- The Town Houses on 55<sup>th</sup> Street, which are already connected to City of Lacey sewers will be upgraded and converted to a gravity system.
- When the City hooks up a Lot to the new sewer and water lines there will be a restoration of the lawn. Each restoration will be dependent upon the characteristics of that lawn and the direction of the new sewer and water lines. Any damage, such as cutting an irrigation line, will be repaired by the City at no cost to the home owner. A simple trench will be back filled to lawn grade and reseeded.
- It was also learned at the meeting that CenturyLink will also ask the HOA for permission to install new Gigabit Fiber for the homes at CCGCE when the new lines are installed. The new fiber will:
  - Support HD streaming to multiple devices.
  - Improve support for multiple users and devices.
  - Video conferencing.
  - Fast data transfers and multimedia uploads and downloads.

Finally, Home Owners are reminded that there is a 10-foot utility easement on both sides of the CCGCE streets. However, new main pipe runs are to be laid in the road bed rather than inside the easement but there could be some use of easement areas when connecting to individual houses. The City said that they will do everything that they can do to avoid having to needlessly uproot plants, trees and fences that may be in the easement. A formal Agreement between the Association and the City will be negotiated and signed before any construction begins in 2020.





## **VIS Names New Association Manager**

In August VIS Group, Inc., the associations management company, named **Scott Roth** as the new Manager of Capitol City Golf Club Estates (CCGCE). Scott succeeds Sahara Burson who decided to go back to Western Washington University to pursue a Masters Degree in Education.

Scott comes to CCGCE with a vast wealth of experience and know how. He has 28 years of property management experience in managing HOA's and COA's, multi-family housing and commercial properties. Mr. Roth also possesses a Brokers License and is a Notary Public. He is a Certified Manager of Community Associations from CMCA and AMS. Scott is married, and they are expecting a baby daughter in December. The Board of Trustees is extremely happy to have Scott on board and welcomes him to our Association.



## **Proposed New CCR's Are Under Review**

The new CCR's that have been worked on by a special Ad Hoc Committee, the Board of Trustees and reviewed by the Membership for over three years are now with the Association's Attorney Barker Martin in Seattle undergoing a final review.

The review is to ensure that Washington State Legislative changes that were made in 2018 to Chapter 64.38 of the Revised Code of Washington which governs HOA's are fully incorporated into the new CCR's or Declarations as they are now being called. The process has taken some time due to the nature of the undertaking. The Board along with our Attorney want to get as much right the first time a possible. There have been many changes to the CCGCE Community and State Laws since the current CCR's were written back in 2005. It is the Board's intent to revise the Declarations correctly as this basic governing document will hopefully be in place for many years to come, just as the existing CCR's have been.

## **UPCOMING MEETINGS:**

Board of Trustees: October 17, 2019, Open Forum 6:00 p.m., meeting to follow.

**Members Meeting: November 21, 2019, Open Forum 6:00 p.m., meeting to follow.**

Board of Trustees: December 19, 2019, Open Forum 6:00 p.m., meeting to follow.

## **BOARD MEMBERS:**

Larry Dittloff, President

Darrol Steiner, Vice President

Randy Luke, Treasurer

Vacant, Secretary

Ed Obie, Member

Kevin Rae, Member

John Leo, Member

Scott Roth, VIS Manager

Kathleen Noffsinger, Assistant Manager

Pam Dittloff, Editor

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