

# CAPITOL CITY GOLF CLUB ESTATES

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NEWSLETTER

Summer. 2020



## WORK CONTINUES ON NEW WATER AND SEWER LINES

The City of Lacey reports that about 10% of the work involved with providing new water and sewer lines in the Phase I area of Capitol City Golf Course Estates (East side area from Congressional, Armour to St. Andrews) is complete. Keven Inman, the City's Project Manager, further stated that he expects Phase I of the overall project to be 100% complete by this time next year. Work is moving from the East along Ruddell Road towards the West. The delay in the start of this \$18 Million Project is totally attributable to the outbreak of Covid-19 and its work-related restrictions.



So far just sewer lines are being installed by one crew and the water lines to be installed by another crew. Individual residential hook ups to then follow. Once the main lines are in the City will start the resurfacing of the streets rather than wait for the entire project to be completed. One home owner on 64th Court said that the information was "fantastic" as he was afraid that he would be living with a dirt street in front of his house until next year.

Phase I and Phase II of the Sarazen area will actually overlap with both construction projects being underway at the same time in late Spring of next year. Preliminary design work is already underway for Phase II with the identification of problem drainage being discussed with the Board of Trustees.

The City also requests that everyone, except homeowners in the affected area, please refrain from driving by to take a look at the work as traffic only slows down progress.

# BOARD PASSES “FINAL” DRAFT VERSION OF NEW CCR’S AND FORWARDS THEM TO THE GOLF COURSE FOR REVIEW AND INPUT

On April 29, 2020, the CCGCE Board of Trustees sent their "final Draft" version of the new CCR's, now called Declarations, to the Golf Course for comment and review. The Board was informed that the delay in responding to the HOA is due to the Covid-19 outbreak and a change in Golf Course Lawyers.

The Declarations have been significantly revised in the past year. The entire Article 5 of that document regarding commercial units is new and requires Golf Course input. Other changes to the proposed new Declarations include no specific paint colors for houses, “like for like” projects will not require ACC approval, and expanded use of driveways for parking when there are no “Cut Outs” or adjacent parking. The Board and a special Ad Hoc Committee have been working on the revision of the CCR's now for over three years. It is still the intent of the Board to send out a final version to the CCGCE Membership for review and consideration this Summer.

## BOARD PASSES NEW DRIVEWAY POLICY

The Board of Trustees on April 16, 2020, approved a new policy for the maintenance and appearance of driveways at Capitol City Golf Club Estates (CCGCE). The Board took that action as a result of Members asking for clarification on the issue.

The Board, in the past, has issued Courtesy Letters for driveway improvements under Article II, E of the current CCGCE CCR's that states, “All garages located upon any lot shall be connected to the adjacent street by an asphalt or concrete paved driveway” and Article III, 16, “Failing to maintain any lot with a residence in a neat and attractive manner”. The Board is empowered to take such actions under the Revised Code of Washington (RCW) with particular attention to Section 64.38.020 and 64.38.025. **The Association’s expressed primary objective is to maintain CCGCE property values and enhance them.** Cracked, discolored and unsightly driveways are detracting from the overall appearance of CCGCE.

It was noted at the March Board Meeting that most of the houses at Capitol City were built from the late 1960's until the mid 1980's. Many driveways associated with that construction are now approaching 50 years old and were built without reinforcing concrete rebar. In several recent surveys it was noted that upwards of 80% of all of CCGCE driveways are either cracked or in need of total replacement. It was also stated at that meeting that a number of area HOA's do not allow for any cracks in the driveways. Individual Board Members also acknowledged that some of their own driveways are in need of repair and even replacement.

## **Board Approves New Driveway Policy (Continued)**

The Board developed the new Driveway Policy to further clarify the need driveway standards under Article II, I, of the current CCGCE CCR's that allows the Board to "adopt and promulgate architectural standards".

The following is the process for repairs:

1) APPLICATION: Owners must apply for ACC approval for construction or replacing all driveways on their lots.

2) MAINTENANCE:

- No driveway cracks shall display growth of grass or weeds.
- Owners must keep their driveways reasonably free of discoloration from dark residue and moss.
- Owners shall repair cracks in the driveway by patching or caulking those cracks.
- Should Owner notice a buckle in the driveway, Owner shall repair driveway to provide a smooth continuous surface.
- Owners shall repair expansion joints of their driveways so as not to deteriorate or be completely absent.
- Owners driveways shall be made of a material such as concrete or asphalt.

3) REPLACEMENT:

- If the Board makes a determination, based upon the Maintenance Standards, above, that a driveway is in need of replacement it recognizes that a new one can be a costly and sometimes a seasonal undertaking. The Board has shown flexibility and reason in working with homeowners in the provision of a new replacement driveways.

The Board recognizes that not all of the approximately 300 + houses that have cracked driveways can be addressed at the same time. So, the Board is attempting a phased approach to the problem by sending out Courtesy Letters to Owners with driveways that are beyond just patching cracks with caulking. Again, the Board understands that repairing and even replacing a driveway is a big deal and continues to work with homeowners in developing reasonable schedules for either repair or replacements of driveways.

**UPCOMING MEETINGS;** Due to Covid-19, Meetings may be held via ZOOM.

Board of Trustees: July 15, 2020, Open Forum 6:00 p.m., meeting to follow.

Board of Trustees: August 20, 2020, Open Forum 6:00 p.m., meeting to follow.

Board of Trustees: September 17, 2020, Open Forum 6:00 p.m., meeting to follow.

**BOARD MEMBERS:**

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