

CAPITOL CITY GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Fall, 2020



WORK CONTINUES ON NEW WATER AND SEWER LINES

In a discussion with Jason Kashani, Utility Engineer for the City of Lacey, it was learned that Phase 1 of the two-part \$18 Million Capitol City Golf Club Estates Water and Sewer Project is now 35% complete and “picking up steam”. Actual hook ups to the new system are also taking place. Jason further indicated that the City is hoping to go out to bid for Phase 2 (all streets west of Armour including Cotton, East and West Sarazen, Hogan, 58th and 66th) shortly after the first of 2021. As has been stated before both Phase 1 and 2 will overlap in their construction. In the interim The City and the CCGCE Board of Trustees will be working to identify any Phase 2 areas that may be in need of drainage corrections. Kashani also mentioned that the City is considering another well on its property on West Sarazen to handle the area’s increased demand for water.



New Pavement Marking!

A new “STOP” has been painted on the pavement on Cotton at the intersection of E Sarazen, a reminder for drivers to stop before pulling out. These are private streets but you still need to follow the rules of the road. Many driver’s also do not “Yield” to the traffic at the intersection of East and West Sarazen. Remember to follow the signs to be safe and be courteous drivers.

May, 1978

In clearing out some old boxes we stumbled upon the Capitol City Golf Club Estates newsletter, *Tee Times* from May of 1978. It is interesting to note that many of the same issues that we face today were also present at that time. (The more things change the more they stay the same).

- • New **By-Laws** were distributed at that time that had been passed at the Annual Membership Meeting in February of that same year. (The Board is now distributing updated By-Laws and Declarations (CCR's) for Membership approval). In 1978 the Association was basically brand new and operating with the first Amended Declaration of CCR's made on the 17th of October 1977. The new 2020 Declaration will be the fourth version of that basic governing document.
- • Similar **fence issues** were also a hot topic back then "No fence or wall shall be erected, placed or altered on any lot nearer to the street than the minimum set back or until the same has been similarly approved by the Architectural Control Committee". Fences and shrub screens were not to exceed five (5) feet.
(the minimum set back was further defined as 25 feet in 2005 which it is today).
- • **Intersections** were also being discussed back then " no fence or accessory building shall be constructed nor shall a shrub screen be grown on any lot until approved by the Architectural Control Committee". (This is still true today).
- • "**Our roads must be repaired and maintained by us since they are private property**". There has been some questions about our ownership of our streets, in the past, but that has been resolved and the HOA definitely owns our streets.
- • "Capitol City Golf Club Estates Association will not be responsible for **drainage problems** created by houses built with driveways that slope lower than street level". That situation remains the same but the Board in cooperation with the City of Lacey's current water and sewer project is attempting to resolve a number of ground water run off issues that have impacted the Association for a number of years. (Remember we own the streets so we can repair them).
- • **Scrubs and fences** at intersections cannot exceed five feet in height (5'). (This is still the case and all new fences exceeding three- and one-half feet (3 ½') must be set back 25 feet from the street). The new Declarations will change the height of fences to six feet (6'). The Board recognized in 2015 with the passing of the then new *Enforcement Policy* that we could not go back all the way to 1977 and cite every Lot for existing violations that had not previously been handled. The Board "grand fathered" non-complying fences, shrubs and the like but with the provision that all future new and replacements of those items would have to follow the rules as they are written. A few Variances have been granted to the adherence of the 2005 CCR's but for a very good reason. All changes to the visual appearance of any Lot still must be approved by the Architectural Control Committee.

It is hoped that the new Declarations (CCR's) will be more reflective of the times that we now live in and that they will offer the flexibility to be in place for many years to come.

Security Concerns at Capitol City Golf Club Estates

The Board of Trustees and Gabriel Robinson, the Association's Neighborhood Watch Chair, on October 15th at the regular Board Meeting discussed security concerns of Capitol City Golf Club Estates (CCGCE). That conversation took place in the backdrop of two recent major theft incidents at CCGCE of a golf cart that was taken from a garage and a boat that was parked on an owner's driveway.

Important points that were raised during that conversation included:

- Don't help a burglar stroll in through the **front door** (34% of them do) Inspect all of your exterior doors to make sure the door frames are strong, and the hinges are protected. If you are moving into a residence that someone else used before you change the door locks.
- **Reinforce sliding glass doors** with a simple window bar as intruders love sliding doors for entry.
- **Lock your windows and doors.** Doors and windows are the most common entry points for burglars. Unfortunately, manufacturer latches on windows are not always effective. If you don't like looks of your window locks beef them up with security latches.
- **Light up the Landscape.** Vandals, burglars and other criminals do not like to be in the spotlight. Place lights around front and back of your yard and pathways.
- **Don't forget the Garage.** Make it a habit to check and lock your garage doors. Do not leave it open in the day so potential burglars can see what you have in it to steal.
- **Set Up a Security System.** All homes should have some sort of security system. There are plenty of options for every budget and every level of protection.
- **Lock Down Your Wi-Fi Network.** Your home wireless is a doorway to your personal and financial information. Secure your wireless router. Enable WPA (protected access). Use a firewall, install antivirus and antimalware protection. Create strong passwords.
- **Eliminate Hiding Places.** Trees and shrubs may give your house curb appeal, but they also give burglars a handy place to hide. Trim trees and shrubs that are close to your house that could be used for cover with "no place to hide" as stated on Q-13's *Washington's Most Wanted*.
- **Add Security Cameras.** Cameras work as not only a deterrent but also a means to get justice.
- **Get a Safe.** In the event that someone gets by other security strategies, make sure that valuables are protected. The safe should be fire-resistant, waterproof and heavy enough that a thief can't walk away with it. Many safes can actually be bolted to a floor or wall.
- **Use Home Automation.** Home automation can give you remote (or scheduled) control of lights, security cameras and other safety devices.

Short-cuts and Parking:

It has been brought to the attention of the Board that golfers are taking Short-cuts through private property. Please be respectful of other people's property. This is TRESPASSING! Also, parking is not permitted on the Golf Course. Thanks you for your cooperation.

UPCOMING MEETINGS; Due to Covid-19, Meetings will be held via ZOOM through the end of the year,

Board of Trustees: November 19, 2020, Open Forum 6:00 p.m., meeting to follow.
ANNUAL MEMBERSHIP MEETING: DECEMBER 8, 2020, 6:00 P.M.

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