

# CAPITOL CITY GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Winter, 2021



## WORK CONTINUES ON NEW WATER AND SEWER LINES

Jason Kashani, City of Lacey Utility Engineer, recently gave the Newsletter an update on the progress of the City's \$18 Million Capitol City Golf Club Estates Water and Sewer Project. He stated that:



- 50% of Phase I which is east of the Club House in the areas that include Armour, Congressional, St. Andrews, Ruddell, 61<sup>st</sup>, 63<sup>rd</sup>, 64<sup>th</sup>, 65<sup>th</sup> and 66<sup>th</sup>, are now completed. That work by South Sound Contractors of Lacey includes water and sewer hook ups to the individual residences. All work is scheduled to be completed by the end of June 2021. Final street paving and lawn restorations are based upon suitable weather conditions.
- The design development of Phase II which includes most of 58<sup>th</sup>, Sarazen, Hogan, Cotton, Oakmont and the rest of 66<sup>th</sup>, is complete with bidding to start the week of February 11<sup>th</sup>. Tentative bid openings are now scheduled for March 18<sup>th</sup> with work commencing in May of this year.
- The Board and the City have included several new ground water drainage locations in Phase II. The Association's Reserve Fund will pay for those extra project enhancements.
- Phase II is scheduled to take a year and half to complete with construction ending no later than December of 2022.

## New CCR's and Bylaws are Being Approved

As of early February, the new CCR's or Declarations as they are now called, and the accompanying new Bylaws are being approved by a vote of 72 to 3 so far. To put the badly needed changes into effect we need an affirmative vote of 51% of the Owners or 210 yes votes. The Board is unanimously recommending acceptance as well as the Golf Course for many reasons with several highlights being:

- Residential and Commercial Lots are better identified and the provision that apply to each have been significantly clarified.
- "Like for Like" home improvements that do not alter the appearance to previously approved building and lot components do not need further approval from the Architectural Control Committee.
- Specific exterior house colors are no longer prescribed.
- Rights and conditions with respect to Lots with the golf course have been determined and agreed to by the owner of the golf course, including notice to the Association prior to installation of temporary or permanent structures and increased regulation of golf course "Users".
- Allows for permanent parking of up to four vehicles on a driveway if there are no "cut outs" or adjacent parking strips and if all vehicles are positioned on the driveway without extensions onto the streets.
- All provisions of the Declaration are in agreement with state and local laws.

Ballots were sent out in November along with the new Declarations and Bylaws for your review. If you have not done so already, please return the *Written Consent Form* in one of the following ways:

1. By mail to Manager Scott Roth, VIS Group, Inc. 8617 Martin Way East, Lacey, WA 98516 with "CCGCE Vote" on the envelope, or
2. By email to [scott@vismanagement.com](mailto:scott@vismanagement.com) with "CCGCE Vote" in the subject.

If you have any questions or concerns about these proposals or if you misplaced the *Written Consent Form* please contact **Larry Dittloff** at 360 943 1979 or [packattack66@hotmail.com](mailto:packattack66@hotmail.com) and one will be delivered to your house. The Board urges everyone to return the *Consent Form* as soon as possible.



**Reminder:** During the pandemic, many people used the golf course for their daily strolls since the course was closed. The course is now open and it is for golfers not walkers and dogs. It can be dangerous to be out walking while the golfers are playing. Also, be courteous and do not drive golf carts across peoples lawns.

A member recently suggested that the Board form Teams to pick up litter. They received that suggestion and referred it to a study committee. In the interim it was hoped that all members would continue to pick up trash in their neighborhood and keep Capitol City an attractive place to live.

## Board to Place Stop Signs at Busy Sarazen Intersection



After receiving public input the Board voted on February 18<sup>th</sup> at its regular ZOOM Monthly Meeting to place three new stop signs and painted "STOP" on the roadway at the intersection of East, West and South Sarazen in the area near the 3<sup>rd</sup> Tee. This intersection shares the pathways of three golf course fairways along with many golfers, golf carts and other pedestrians.

The Board took this action with the underlying need for improved safety after a near month long observation period from January 15<sup>th</sup> until February 11<sup>th</sup>. During that timeframe it was observed that many cars were going significantly over the 20 MPH limit, also not observing the "Yield" sign coming from East Sarazen. Traffic is furthermore complicated by golfers, in carts and walking, crossing to the next fairway and an estimated 20 to 30 walkers per day using the street area as well, with a couple of people sharing harrowing stories of almost being hit by a car. In the Summer those numbers will in all likelihood greatly increase.

### Other Updates

- There have been several reported **car prowls** with a reminder that if you leave your vehicle out at night to be sure to lock it.
- The Board employed a Contractor to snow plow the streets of Capitol City Golf Club Estates over a two-day period of February 13 and 14.
- A truck was engulfed in an accidental vehicle fire on Cotton Court on 2/9/21.



**UPCOMING MEETINGS:** Due to Covid-19, Meetings will be held via ZOOM until further notice. Anyone wishing to access the link to the meeting should contact Scott Roth at VIS.

Board of Trustees meetings are held the third Thursday of the month. Open Forum is at 6:00 p.m., with the meeting to follow.

**BOARD MEMBERS:**

Larry Dittloff, President  
Darrol Steiner, Vice President  
Randy Luke, Treasurer  
Pam Dittloff, Secretary  
Peter Sweet, Member  
Kevin Rae, Member

Scott Roth, VIS Manager  
Kathleen Noffsinger, Assistant Manager  
Maureen Mead, Website Manager Pam  
Dittloff, Newsletter Editor Gabriel  
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**Committees:**

ACC-Kevin, Chair, member: Larry.

Compliance- Darrol Chair, members: Pam, Naomi Obie, and Larry

Roads and Signs- Kevin Chair, members: Peter, Randy, and Larry.

Anyone interested in serving on the Board or a Committee should contact Larry Dittloff at [packattack66@hotmail.com](mailto:packattack66@hotmail.com).