

# CAPITOL CITY GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Spring, 2021



## Garbage, Recycle and Lawn Waste Containers

In January of 2020 the Board updated its *Enforcement Policy* with the addition to the External Appearance section with “Garbage containers may be stored either on the side of the house or in the garage, not in front of the home and not on the street”.

The Board closely reviewed the situation and noted that some containers were being left out on the street for weeks at a time and that garbage containers stored in the front of Capitol City homes gave the entire block an unkept look. After some research it was determined that out of site or side of house storage of refuse containers was the way to go. It was furthermore found that the type of storage that was added last year is a part of every comparative HOA CCR's that the Board reviewed regarding containers.

The Board's Compliance/Enforcement Committee only started issuing Courtesy Letters in June of last year. So far it looks like the community has taken this move to heart as there are fewer and fewer Courtesy Letters being issued each month about containers which the Board sincerely thanks everyone for their positive response.

## Community Wide Get Together on August 11, 2020

The Capitol City Golf Club Estates in cooperation with the **Capitol City Golf Club** have scheduled a community wide get together or mixer on August 11, 2021 at the Golf Course Tent. The activities will get underway at 5:00PM and go all the way to 7:00PM. The event will be short on speeches and long on fun. Current planning calls for free Hors d'oeuvres, door prizes, informational booths along with a special music guest **Charley Saibel** and his magical keyboard. A no host bar will also be available. If you would like to help or have suggestions please contact **Randy Luke**, Party Chair, at 360-412-7494



## Stop Signs are In

The new stop signs were installed in late April by **Raeson Construction** at the corner of Sarazen East, West and South as a safety measure for golfers and pedestrians. The installation was just in time for the greatly increased golf and foot traffic being brought out by the good weather.

## Rental Numbers Remain Constant

A recent analysis by the *Newsletter* of the Owners of residences at CCGCE found that 22% of all of the lots at Capitol City were rentals. That figure is consistent with previous research in 2019 and 2017. All rental property Owners are subject to the same CCR's and related Policies that on-site Owners follow. Current CCR language states that: Landlord Owners are required to "notify the Board as to the identity of the tenant and the term of the lease or rental agreement. If there is any change the member must notify the Board identifying the new tenant/and or the new term of the lease."

The proposed new Declarations (CCR's) that are currently before the Membership approval also includes a clause that prohibits short term rentals like Airbnb which have been shown at other HOA's to create big problems like loud all-night partying and other disruptions.

## City Water and Sewer Update

Phase 2 of the \$18 Million-dollar Capitol City Golf Course Water and Wastewater Project has been awarded to **Active Construction Inc. of Puyallup, WA**. Construction is scheduled to begin May 10, 2021 and anticipated to be complete in the summer of 2022. Generally, the overall Phase 2 project will work from north and west to east of CCGCE. Like Phase 1 the Board has worked closely with the City in identifying existing storm water run off issues and correcting them at the time of the construction of the project. The cost to the Association for all corrective work in both Phase I and II will be less than \$170,000 and is being funded from the Association's Reserve Fund. Phase 1 (the eastern side of CCGCE) should be totally completed in June of this year with the additional HOA funded catch basins to help control excess ground water run off flooding.

Please visit the City of Lacey website [www.ci.lacey.wa.us/project-updates](http://www.ci.lacey.wa.us/project-updates) (Project Updates & Alerts) if you would like to sign up for email updates on the project. If you have any questions or concerns, please contact the City project inspector Keven Inman at (360) 239-0333.

## It is Lawn Season

It's Lawn Season again and it looks like this year according to the National Weather Service will be sunny and dryer than normal. Already most of the homes at CCGCE have spruced up their lawns for which the Board is greatly thankful. We are all bound by the current 2005 CCR's that state that we must maintain our homes and yards in a "neat and attractive manner" with the lawn, if any, being regularly mowed so as to maintain a maximum grass height of four (4) inches. Also, the lawn, flower and shrub beds and parking areas are to be kept reasonably free of weeds. The excellent "curb appeal" created by well-kept lawns has been one of the reasons houses that do come up for sale at CCGCE are being sold on an average of only three days.

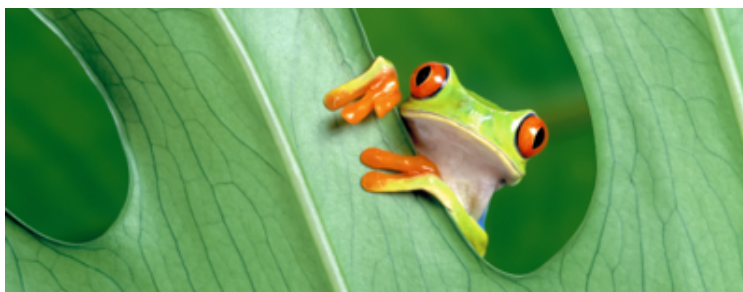


## New Declarations (CCR's) and By Laws Making Progress in Ratification!

The new Declarations have hit the half way mark for approval with recent affirmative votes coming in. With a measure that requires 210 “yes” votes we have now garnered 112. The Declarations are recommended to be passed by both the **Capitol City Golf Club** and the **Capitol City Golf Club Estates Board of Trustees**. The complete package was mailed out to all Members in October of 2020 along with ballots. If for some reason any Member has misplaced those documents a fresh set will be hand delivered by calling **Larry Dittloff** at 360 888 2400. Or e-mail him at [packattack66@hotmail.com](mailto:packattack66@hotmail.com). Please, also call or e-mail if you have any questions or concerns.

Highlights of the new Declarations include:

- Like for Like improvements that do not alter the appearance to a previously approved building and lot components do not need further approval from the Architectural Control Committee.
- Residential and Commercial Lots are better identified and the provision that apply to each have been significantly clarified
- The total number of Lots and identification of all Lots has been clarified to include Lots that have been subdivided since the most recent Plat Map and Townhomes. These clarifications ensure that all owners of lots have clear voting rights that cannot be diluted by subdivision.
- 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 “patrons”
- Applicable portions of the Washington Common Interest Ownership Act (RCW Chapter 64.90) relating to budgets and reserves have been added;
- Removes language in conflict with HOA Act or legal decisions interpreting the Act;
- Removes reference to expired or inapplicable developer rights;
- Allows for permanent parking in a driveway for up to four vehicles if there are no cut outs or adjacent parking strips and if all of the vehicles are positioned on driveway without extension onto the streets.
- Groups common concepts together and contains cross-reference to related sections to allow for easy interpretation;
- Adds enforcement provision to ensure that Notice and an Opportunity to be heard is provided to Owners regarding violations and other Board findings; and
- Clarifies rulemaking authority.
- All provisions of the Declaration are in agreement with state and local laws.



**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  
Barry Upton, Member

Scott Roth, VIS Manager  
Kathleen Noffsinger, Assistant Manager  
Maureen Meade, Website Manager  
Pam Dittloff, Newsletter Editor  
Gabriel Robinson, Neighborhood Watch

**Committees:**

ACC-Kevin, Chair, members: Larry and Barry.

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

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

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