

CAPITOL CITY GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Summer, 2021



OPEN HOUSE MIXER IN THE TENT August 11, 2021

Capitol City Golf Club Estates HOA in cooperation with the Capitol City Golf Course is throwing a party for all Members of the Association in the tent at the Golf Course Clubhouse on Wednesday August 11, 2021 from 5PM until 7PM....rain or shine!

This get together will be an opportunity for fun and (free) hors d'oeuvres, an open bar, door prizes, informational booths and guest Charlie Saibel with his magical keyboard. So put the date on your calendar and we will see you there at the Tent! For more information please contact **Randy Luke at 360 888 7442.**



Lacey Annexes Capitol City Golf Club Estates

The City of Lacey's City Council on July 1, 2021 voted to annex Capitol City Golf Club Estates (CCGCE), Capitol City Golf Course, and Chambers Estates with the final transition on or about September 1, 2021.

The annexation, which the City is responsible for doing under the State's *Growth Management Act*, (RCW 36.70A) was effectively completed when 75% of Capitol City's Home Owners agreed to not oppose the annexation through power of attorney documents which is more than the 60 percent required for annexation.

The power of attorney document signing allowed the City to provide no cost water and sewer hookups to the new \$18 Million system that is being constructed at CCGCE by the City of Lacey which already supplies water to CCGCE. Individual sewer hook ups for homeowners can range up to \$25,000 depending upon the home circumstances.

Lacey Annexes Capitol City Golf Club Estates (Cont.)

Capitol City will be served by Lacey Fire District 3. Lacey Police will take over law enforcement activities from Thurston County Sheriff's Department. Lacey Police maintain a precinct station at the nearby Chambers Elementary School on Ruddell Road which should effectively cut down response time.

Contrary to several rumors the City of Lacey will *not* take over the maintenance of CCGCE's streets and utilities once the overall water and sewer project is complete as those responsibilities and others will remain with the HOA.

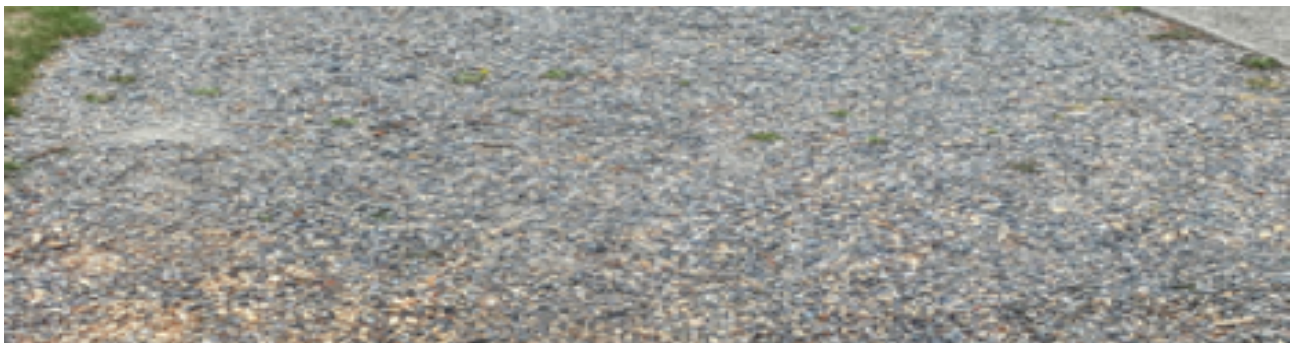
WEEDS

Recently a Member questioned the Board about "What constitutes too many weeds in a cut out or adjacent parking strip?" so we thought it would be beneficial to answer the question with an article in the *Newsletter* so that everyone knows the answer.

Article III 12. Of our current CCR's says "Keeping or parking any vehicle on any lot except in a driveway or an adjacent area paved with concrete, asphalt, or crushed rock **free of weeds** and grass, and approved by the Architectural Committee....."

Article III 16.b. goes on to say, "The lawn, flower or shrub beds, and parking areas are kept **reasonable free of weeds.**"

The best way to answer the original question which the Compliance Committee faces each month with their community wide drive around inspection is with photos. It is also the sincere commitment of that group to be fair and non-arbitrary in their inspection efforts. The attached photos of actual parking strips that are at Capitol City with the top one being reasonable free of weeds and bottom one that is not.



BOARD EXTENDS RATIFICATION PROCESS!

At a regular Capitol City Golf Club Estates (CCGCE) HOA Board of Trustees Meeting the Board on July 15, 2021 voted to extend the ratification time period for the new Declarations (CCR's) and Bylaws until December 31, 2021.

As of this writing we have received 110 of the 205 positive votes needed for ratification with only 3 being opposed. The Ad Hoc Committee for the development of the new Declarations and Bylaws have found that most people who have not yet responded because they simply forgot or said that the package of information that they received in October of 2021 was just too large to read.

The Board plans to send out a new targeted mailer to Members who have not responded with a new cover letter explaining changes, a stamped return envelope and electronic links to the actual documents. Ballots, Declarations and Bylaws will also be available at the August 11, 2021 Mixer Event at the Golf Course Tent.

Any Member wishing to have a consent form (ballot) and copies of the actual documents hand delivered are encouraged to contact **Larry Dittloff at 360 888 2400** or just email him at packattack66@hotmail.com

The intent for the provision of new and updated operating documents is the recognition that CCGCE has changed since its founding in the 1960's and to make the current 2005 documents more representative of the conditions of today.

Highlights of the new Declarations are:

- Like for Like 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
- Allows for permanent parking for up to four vehicles on a driveway that do not have a cut out or an adjacent parking spot
- Residential and Commercial Lots are better identified
- Removes language that is in conflict with HOA Act
- Removes reference to expired or inapplicable developer rights
- Clarifies rulemaking authority

OTHER UPDATES

- Overtaking or meeting a School Bus: Drivers are reminded that even on our privately-owned streets that they must follow Washington State Laws. The North Thurston School District has three student pick up locations at Capitol City. When a bus driver stops to pick up or discharge children drivers near the bus must according to RCW 46.61.370 come to a "complete stop and not proceed until the school bus resumes motion or the visual signals are no longer activated." There were several near tragedies this past school year with drivers passing a school bus when the bus was dropping off students.

OTHER UPDATES (Cont.)

- There were several recent coyote sightings near Armour Loop and South Sarazen. Pet Owners are reminded to be careful when letting pets out especially at dawn and dusk. Pets are to be on a leash according to our CCR's whenever they are off their own premises.
- Construction is proceeding with Phase 2 of the City of Lacey's \$18 Million Water and Sewer Project with current construction centered around West Sarazen (Phase 1 of overall Phase 2). That portion of the project is scheduled to be totally complete by August 12, 2021 with individual lot hook ups . Phase 2 of Overall Phase 2 will be East Sarazen and that portion is scheduled to begin August 13 and end October 15, 2021 with new paving and final adjustment of hardware.
- With our streets being torn up and sometimes even blocked because of water and sewer project frustrated drivers are reminded to be calm and obey traffic regulatory signs as they are there for the safety of everyone especially pedestrians. Frustrated drivers have been observed greatly exceeding the 20 MPH at Capitol City and "brezing" through stop signs. Golf carts, which do not follow any of the rules of the road, are especially vulnerable to speeding traffic.
- The Golf Course Clubhouse recently installed a canopy over the outdoor dining area which will make that area far more comfortable and usable.



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.
AD HOC/CCR's BY-LAWS-Ed Obie, Naomi Obie, Darelyn Nuesca, Joanne Redmond, and Larry.