

CAPITOL CITY GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Fall, 2021



New Declarations and Bylaws Pass

On October 8th 211 favorable votes had been received from the 417 Member Association that secured the passage of the new Declarations (CCR's) and Bylaws with 209 votes, a majority, being required to change the CCR's by our current Bylaws. That final action was the culmination of a nearly three-year process that began with the naming of a special Ad Hoc Committee of Members for the development of new basic governing documents by the Board of Trustees. To become effective the Board must still register the Declarations with Thurston County which is currently in process. A final version of the documents will be mailed to the Owners in the near future after the County stamp has been affixed to our documents.

Back in 2017 the Board realized that several portions of the 2005 CCR's were slightly out of step with Washington State Laws and that they did not adequately address situations that were now becoming regular. The Board knew that changing the CCR's required a majority of the Membership's approval by our Bylaws and that it would take a great deal of effort and time to achieve a positive result.

The Committee that was selected to tackle this long-term undertaking consisted of Joanne Redmond, Darrelyn Nuesca, Lisa Greeley, Naomi Obie, Ed Obie and Larry Dittloff.

The Committee as a group met many times at their homes to formulate the basic new documents. Most importantly, they met with the Capital City HOA Membership on four different occasions to get input and feedback. They also worked closely with VIS and our Attorneys at Barker Martin. Those collective thoughts were put together and first presented in DRAFT form to the HOA Members at the 2019 Annual Membership Meeting at the Jacob Smith House. It became clear at that time that more refinement was necessary to make the documents long lasting and better.

After that first presentation to the Membership a great deal more work went into the Declarations and Bylaws. That end product was again presented to the Membership at our ZOOM Membership meeting of 2020 for approval. Initially, about 100 positive votes came in by the end of the first ratification period of July 1, 2021. The Committee felt that the measure could pass if they had a little more time. At the request of the Committee the Board extended the voting period to December 31, 2021. With the additional time the Committee went on to conduct a door to door campaign to explain the new Declarations and gain support. A new mailer was also sent out in August to Members who had not responded to the first call for votes with a new cover letter and stamped return envelope for ballots.

Highlights of our new Declarations are:

- *Like for Like* improvements, other than house colors, that do not alter the appearance to previously approved building and lot components do not need further approval from the Architectural Control Committee (ACC).
- Residential and Commercial Lots are better defined.
- The total number of Lots was better defined. 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 (ACC approval is still required).
- Rights and conditions with respect to Golf Course Lots have been determined and agreed upon with the Course for the installation of temporary or permanent structures and increased regulation of Golf Course “users”.
- Applicable portions of 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 not cut outs or adjacent parking strips and if all vehicles are positioned on driveway without extending onto the streets.
- Groups common concepts together.
- Adds enforcement provision to ensure that Notice and an Opportunity to be heard is provided to Owners regarding violations of other Board findings.
- Clarifies rulemaking authority.
- All provisions of the Declarations are in agreement with state and local laws.

Membership Meeting

The Capitol City Golf Club Estates (CCGCE) Home Owners Association will meet again “live” at the Jacob Smith House November 18, 2021 with the annual get together starting at 6:00PM. Topics to be covered include the annual association budget with no increase in Assessments (Dues) for the third straight year and Election for Board seats. There will also be the usual Open Forum in which Members are invited to express their opinions and provide input into the operation of the CCGCE HOA.

Odds and Ends

- **Is it Armour Drive or Armour Street?**

Recently it was brought to our attention that the new Street sign at Armour and 58th says Armour Drive and not Armour Street as it was originally platted back in 1962. With a little research we found that Armour has been known as Drive for at least 10 years and probably longer. The County, the Post Office and the City recognize both Street and Drive. Map search also lists the Street as Drive. If any member can shed any light on the reason why Armour Street became Armour Drive please contact Larry at 360 888 2400.



- **Open fires are not allowed** under HOA Rules and the City of Lacey has a *permanent burn ban* on all open fires for rubbish, lawn waste and the like.
- **Bent Street signs:** The Board's Street and Sign Committee has undertaken the task of reviewing all street signs and repairing them so that they are all presentable and erect.
- **The City Continues with its provision of new water lines and sewers.** The project is nearly a month behind the original schedule with work centering on sewer hook ups on West Sarazen, restoring landscape and starting East Sarazen. **Active Construction** plans to move more labor to the project to get back on schedule.
- **The Board is looking for a Concrete Contractor.** A great suggestion came from Richard Clintworth at the August Mixer to find a contractor for the replacement of aging Capitol City driveways, patios and sidewalks. It is hoped that a special rate can be provided for individual home owners as the Board fully realizes the expense of a driveway replacement. More information to follow.
- **Pet Owners are reminded about CCGCE Rules.** All pets must be restrained in an Owners yard by a fence, on a leash and under control of the owner when outside walking. Dogs are not allowed to run free on the Golf Course at any time. Pet Owners must immediately scoop and remove any pet waste from a Common Area. No obnoxious animal behavior is to be allowed such as barking over 15 minutes of continuous duration.
- **Catch Basins.** Members are asked to clear the cover on the stormwater catch basin near their homes.
- **Sweeping.** The annual sweeping of streets will be taking place in the near future for Phase 1 and asphalted Phase 2.

Summer Member Party Was a Success

On August 11, 2021 The Capitol City Golf Club HOA held its first "Mixer/Open House" at the Capitol City Golf Course party tent which Event Chair and Board Treasurer **Randy Luke** called it an "unqualified success". In all over 130 Members and Guests were in attendance for the nearly three-hour get together with entertainment by keyboardist Charlie Saibel, a raffle and only a few speeches. There were also Information booths that were provided by the City of Lacey, VIS Management and Thurston County Emergency Management. The event was sponsored by the HOA in cooperation with the Capitol City Golf Course.



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.