

# CAPITOL CITY GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Winter, 2022



## Speed Bumps

The Board of Trustees recently contacted the **City of Lacey** to change the configuration of speed bumps in Phase 2 of the current City of Lacey Water and Sewer Project.

- The bump on West Sarazen that is located in the middle of the Well House lot will be replaced with two bumps, one at each end of the concrete ribbon that is in front of that building. In the past many drivers had simply driven around the old bump and onto the ribbon to avoid slowing down. The replacement bumps will provide no incentive to drive on the ribbon and to slow down to the posted 20 MPH speed limit.
- The other change will be an additional bump on Cotton Street near Lot 176. There currently is already one bump at the opposite end of Cotton.
- All other pre-existing bumps will be replaced at their previous locations with final construction of the streets this upcoming Spring.

## Street Lights

The Board of Trustees recently agreed to an arrangement with **Puget Sound Energy** to add two additional street lights after a community wide night inspection by the **Streets and Signs Committee**. The Board also received member input about these additions at the November 2021 Membership Meeting.

The cost to the Association for the two additional lights will be \$502.44 for installation and approximately \$279.36 for yearly electrical charges. Those items will be charged against the current Operating Budget of \$10,000 which showed an excess in 2021 of \$1,113.00. The LED lights that the Board installed several years ago exceeding anticipated energy savings.

- An additional street light will be placed on 63<sup>rd</sup> Street near Lot 129
- An additional street light will be placed on 58<sup>th</sup> Street near Lot 287

## Rules and Regulations Policy Updated

The Board on January 20, 2022 voted to update the Rules and Regulations Policy of 1/16/ 2020 Policy with language that matches the recent Membership approved Declarations. The updates are relatively minor and concern themselves with :

- Fence height shall not exceed six feet.
- Pet section now incorporates the City of Lacey's Animal Code.
- Parking of up to four vehicles in a driveway is allowed if that lot does not have a cut out or adjacent parking spots and all cars do not protruding onto street.
- Circular driveways are to be considered as an adjacent parking area.

A revised copy will be sent to all Members of record.

## Christmas Winter Storm Snow Removal

The Board this year changed snow removal contractors and used **Olympia Construction and Development** after the area had received upwards to 10 inches of snow. The plowing was largely limited to paved sections of Capitol's streets because large heavy metal construction safety plates were present on streets like Cotton. Plowing that area could have accidentally moved those safety coverings with the plow actually driving into an open pit.

## Bulletin Board Is Up

The new community bulletin board which was recently completed along with an attached "dog poop bag" dispenser is up and ready. The Board is located on East Sarazen just off the 18<sup>th</sup> Fairway. Members are encouraged to post items of good taste like garage sales, lost pets, items for sale and the like. There are some post pins already on the board, but users are encouraged to also bring their own. The Board is regularly checked. Owners are required to dispose of "dog poop bags" properly. The Board was constructed by **St. Clair Contracting Services**.



## Web Page Updates

**MeadePond Design**, the group that manages Capitol City Golf Club Estates Web page, has started the process of updating the Associations webpage. The new design will include all of the current information and additional links to other outside sources in a reformatted style. No completion timeline has been established but **Maureen Meade**, Owner, hopes to have the project completed sometime before next Summer. The address of our web site is [www.capcitygolfclubestates.com](http://www.capcitygolfclubestates.com)

## Street Signs



**The Streets and Signs Committee** has started this year's sign maintenance activities. Current work includes the straightening of several signs, relocating a street sign on Hogan and the complete replacement of a street sign at Sarazen and 66<sup>th</sup> that was demolished by a driver who hit the sign during the recent Christmas snow storm. Apparently, the driver also picked up the sign and took it requiring the purchase of replacement signs at a cost of \$882.04 to the Association.

## Board Takes Action to Foreclose on a Capitol City House

In December, the Board passed a motion to proceed to Foreclosure on a house on 58<sup>th</sup> Street which had been abandoned with "squatters" suspected of living inside. Last August, the Board, out of fire safety concerns for the neighborhood, had a company mow the nearly foot long tinder dry grass lawn. Foreclosure can result in the house being sold at what is called a Sheriff's Auction. Recently, the Board was informed that the house has been put up for sale by the Bank that holds the mortgage and possibly sold. If that is indeed true the Board will not take any further action at this time with the expectation that the home will be sold and brought up to Capitol City standards.

## 2020 Audit is Complete

**Newman** CPA, PC of Bellevue, Washington recently provided the Board with the Association's annual audit that is required by the laws of the State of Washington. On December 31, 2021 that report said that all assets and liabilities balanced. A complete copy of that report can be obtained by contacting **Scott Roth** at VIS.

## Board Starts Interview Process of naming a Preferred Concrete Contractor

On January 20, 2022 the Board interviewed the first potential concrete contractor for being named "Preferred Concrete Contractor". This idea came from Richard Clintworth at last summers August Association mixer at the Golf Course tent. The thought was to name a contractor for the Association who has demonstrated that they can perform excellent work at a fair and reasonable price. Homeowners can of course use any contractor of their choice.

The Board estimates that there are approximately 40 driveways that will need to be replaced in the next few years, The Board also recognizes the cost of replacing driveways, in many cases already 50 years old, can be expensive.

## Golf Cart Parade

On December 11, 2021, The Golf Course sponsored its annual Holiday Golf Cart Parade around the course. There were eleven brightly decorated carts altogether.



### 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.