



Capitol City
GOLF CLUB ESTATES

www.cpcitygolfclubestates.com

NEWSLETTER

Summer 2022

New Logo for the Association

As you may have noticed the Newsletter has a new look about it with a new logo. At the Board of Trustees Meeting on June 16, 2022, the Board unanimously adopted a new Association Logo for our use on documents and related matters. The design was developed by Capitol City's own Maureen Meade and her design firm **MeadePond Design**. The previous logo had been in use for over 20 years, and it was felt that there was a need for a new association symbol that was more reflective of the lifestyle of our neighborhood.



Mixer Scheduled for August 10, 2022

Randy Luke of the Board is happy to announce that the Association's Summer Mixer is on again for **August 10, 2022**, at the **Golf Course Event Tent** from **5:00 PM until 7:00 PM**. There will again be door prizes, complimentary appetizers, no host bar and a return of musical guest Charlie Saibel and maximum fun.

Last year the event attracted nearly 130 attendees, four informational booths with many "thanks" for the event. This year's event should offer even more than 2021.

Audit of 2021 of Capitol City Golf Club Estates HOA Financial Activities has been Completed

The Board on June 22, 2022, received the results of the 2021 audit of the Association's financial activities from **Newman Certified Public Accountant, PC of Bellevue, Washington**. Newman specializes in auditing HOA's like Capitol City.

Their findings stated:

As of December 31, 2021

- Total liabilities and fund balances were \$309,407.
- Ending cash and cash equivalents were \$137,400 in operating funds and \$159,183 in reserves.
- All income and expenses completely balanced and were accounted for.

Any Capitol City Owner may obtain a complete copy of the Audit by contacting VIS Group, Inc.

City Announces End of Project

The contractor for Phase 2 of the Capitol City Golf Course Water & Sewer project has reached Substantial Completion. This work was finished much sooner than the initial completion date being at the end of November of 2022. The City had previously asked Phase Two Capitol City Golf Club Estates Owners to provide a list of work by July 5th needing evaluation such as landscaping not being fully restored and the like.

The new streets according to many Association Members have greatly enhanced the look of our community.

Speed Monitor Purchase Tabled

The Board of Trustees on May 16th at its monthly meeting decided to table the provision of a movable speed indicator sign until October. The delay in the decision to spend approximately \$3,000 for that safety feature and to accept a grant from the City of Lacey in the amount of \$2,500 was to allow further study as to the effectiveness of the speed bumps in limiting speeding on Capitol's streets. Membership input is encouraged in regard to this issue and the need for additional speed bumps. Please feel free to voice your thoughts on this issue or any other by contacting Larry Dittloff at 360-888-2400 or packattack66@hotmail.com.

Board Uses Reserve Funds to Improve Ground Water Run Off

As many will remember our assessments (Dues) were raised in 2019 to \$320 a year to help pay for a then needed top cover of our streets which were at that time badly in need of repair. Prior to that work commencing the City informed us that they were planning on an \$18 Million water and sewer project at Capitol City that would also result in the provision of new asphalt streets which meant that the HOA did not need to repair our streets.

When the Board sat down with the City of Lacey to start planning their project it was decided that with that construction an opportunity had arisen to correct many of the existing street drainage problems that had plagued Capitol City for many years. That plan at the time estimated that work for both Phase 1 (East side) and Phase 2 (West side) could be completed for less than \$170,000. It was also determined that most of the corrections that were needed at Capitol City were in Phase 1 which sits on slightly lower terrain than Phase 2.

As previously announced on these pages the Board of Trustees voted unanimously to use up to \$170,000 of the Association's Reserve Fund to improve ground water run-off of Capitol's streets with some of the needed cash for the project being generated by the 2019 increase in our assessments. It is currently estimated that about \$34,000 of the \$170,000 estimated cost for better drainage will be returned to the Association as non-used funds and with that money being deposited back to the Reserve Fund.

Association Reserves which annually analyzes Capitol City's reserve fund under a mandate by the State of Washington said earlier this year that on 1/1/2022 that Capitol City Golf Club Estates HOA projected a necessary Reserve balance of \$159,643. That amount actually stood at \$226,264 by the end of May 2022 without the non-used funds of the run off repairs. Reserves are necessary to pay for Capitol's mailboxes, streetlights, street signs, street repair, and related common owned items. Having an adequate amount makes it unnecessary for a special assessment for the repair or replacement of large capitol items.





Bulletin Board is Being Used

The Community Bulletin Board that was installed on East Sarazen near the 18th hole is being used for community related information. Recently, it was observed there were three notices on the board and that the dog poop bags were nearly out.

Lawn of the Quarter

The Board of Trustees is excited to announce that starting Fall of 2022 and all Quarters, thereafter a Lawn of the Quarter will be named by the Board as a way of expressing gratitude for the many Members who work so hard in maintaining the lawn of their property.

The criterion for the award is:

- Owner has consistently maintained their lawn over multiple quarters.
- Lawn is neatly groomed and relatively free of weeds and debris.
- Plants are cared for and healthy.
- Landscaping complimentary to the surrounding community.

The Board is always open to nominations. The Quarterly winner will also be featured with a story about them and their lawn in this Newsletter.

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