



Upcoming Annual Homeowners Meeting Date Set

The Board Jacob Smith House, again, has been reserved for the Annual Homeowners Meeting on **Wednesday the 16th of November 2022** starting promptly at 6:00PM. Items to be discussed will include the 2023 Operating Budget and an Open Forum whereby Members can bring up any HOA business questions or concerns. An Agenda has been mailed out to all registered Homeowners prior to the meeting. We hope to see you there.

Last Vacant Lot at Capitol City to Have New Home

The last vacant lot at Capitol City Golf Club Estates (CCGCE) is no more with the on-going construction of a new house on Lot 51 on 66th Street. The developer and current Owner of the Lot is Evergreen Heights, LLC. There are 426 lots at CCGCE with 399 being single family Lots like Lot 51. There are also 7 multiple family (duplex) Lots, 8 Townhouse Lots and 12 Golf Course Lots.

CCGCE was originally started in July of 1961 when the Thurston County Development Company was incorporated with the stated purpose of “acquiring, developing, and selling or managing property of our community with a golf course”. In 1977 the Lots for homes were separated from the Golf Course with the establishment of our current HOA. The enactment of the 2021 Declarations finally brought all Capitol City lots back together under one governing document. Now after 61 years the last lot is no longer empty.

Upcoming Golf Course Events and Activities

For golfers, the time change is a really big deal because it limits afternoon golf. But until then you can still play and play and play! So don't wait until it's too late!

Call your friends, book your time and come out to Capitol City to get as much golf played before the season changes.

Our tee times go quickly so you need to book now to get the best one for your schedule!

- December 17th (Tentative) **Holidays Golf Cart Parade**
- Every Wednesday Steak and Bottle Wine Night which starts at 5PM.
- Every Friday and Saturday Prime Rib Night which starts at 5PM.
- Happy Hour is Monday through Saturday 3 – 6PM and Sunday Noon until closing.

BOOK YOUR TEE TIMES!

City of Lacey Returns Surplus Funds

The City of Lacey (City) returned to the Capitol City Golf Club Estates HOA (CCGCE) \$31,948.04 of the \$170,000 authorized for the repair of community groundwater drainage issues. That work was done in addition to the City's \$18 Million overall Water and Sewer Project for CCGCE. The excess funds were returned to the Association's **Reserve Fund** on October 19, 2022. The Reserve Fund pays for community wide infrastructure items like streets, mailboxes, street lighting and the like. An established Reserve Fund for the payment of common items like drainage repair is highly recommended by the State of Washington in RCW.38.065. CCGCE has had a Reserve Fund since the late 1970's.

As readers may recall the Board voted to raise the annual assessments from \$220 to \$320 per year starting January of 2019 because of needed street repairs. At that time our streets were starting to show major signs of deterioration and it was estimated that to complete all the necessary repairs and resurfacing that more money would be needed than was currently in or projected to be in the Reserve Fund.

In early 2020 the City told CCGCE that it was planning an \$18 Million Water and Sewer Project for CCGCE and that part of that plan included a complete resurfacing of all of CCGCE streets which then made CCGCE own plans for street repairs unnecessary.

In planning discussions with the City regarding the Water and Sewer Project an opportunity arose which was to repair, add and modify CCGCE streets that had long experienced ground water drainage issues while they were being torn up for new sewer and water lines. That repair work was not a part of the City's overall development plan. The Board, with Membership input, identified areas that the City's Contractors could fix and repair while working on the overall project. Initially, the cost was estimated not to exceed \$170,000 which the Association paid to the City in advance of the work. The Association because of its own plan to repair streets now had the necessary funds for the City's additional work. The Board voted to shift funds that had been earmarked for its own street repairs to the City's Project for the necessary repair of Capitol's drainage issues. Board Member Kevin Rae verified that all work agreed upon was successfully completed and installed by the City's contractor. A detailed map of all the completed work can be obtained by contacting Larry Dittloff at packattack66@hotmail.com

Major components of what the Association got for its \$138,051.96 (\$138,052)

include:

- 15 new catch basins (\$22,500)
- 9 new type two drywells (\$72,000)
- 200 feet of 12-inch storm sewer pipe (\$10,000)
- 240 feet of 8-inch storm water sewer pipe (\$9,600)
- Other work such as design, connection to drainage structure, utility potholing, removal of structures and obstructions, pipe bedding, and excavation (\$17,952)
- 3 new speed bumps (\$6,000)

Board to Install More Neighborhood Watch Signs

A recent inventory of street signs by the Streets and Sign Committee of the Board of Trustees discovered that four of our **Neighborhood Watch Signs** were missing from various entrances to Capitol City. The cost to purchase and replace the signs is estimated to be less than \$800.00. The new replacement signs have already arrived and installation is complete.

According to **Places Ranked**, Lacey has a rank of 17.6 for violent crimes with the national average being 22.7. Lacey also ranks 48.1 for property crimes with the national average of 35.4. The scale ranges from 1 for extremely low to 100 which would be extremely high.

According to the **Homeowners Association (HOA) - USA** the checklist for keeping HOA's Safe include:

1. Neighbors know each other
2. Keep a close-knit community
3. Maintain landscaping
4. Keep neighborhood tidy
5. Maintain street lighting
6. See something, say something
7. Maintain good relations with Police
8. Keep residents informed

The Neighborhood Watch committee is chaired by Gabriel Robinson.



Odds and Ends

- The Board at its regularly scheduled meeting on October 20, 2022, after discussion, voted to oppose the placement of any new International Airport in Thurston County. That resolution will be carried to the Commissioners of Thurston County and the City Manager of the City of Lacey.
- The Board, out of need to clarify permitted house colors at Capitol City, has formed an ad hoc Committee to develop a **Paint Policy** that will better define what colors our houses are painted. Already we know that the new policy will be inclusive of a wide variety of colors and even offer a paint purchasing discount. More information to follow.
- The Board decided on October 20, 2022, not to purchase and use mobile speed indicators as a way to impede speeders at Capitol City as speed bumps seem to work better. The City grant to pay for part of the cost will go unused.
- The Board's Street and Sign Committee had PSE install two additional streetlights on 63rd and East 58th after a community wide review of all street lighting.
- The lawn at 6210 St. Andrews was awarded the very first **Lawn of the Quarter Award** with the recipient receiving a Lowe's \$50.00 Gift Certificate as a token of the Association's appreciation for all the work in helping make Capitol City a beautiful place to live. Nominations for this award are always welcome.



BOARD MEMBERS:

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Darrol Steiner, Vice President
Randy Luke, Treasurer
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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.