



CAPITOL CITY GOLF CLUB ESTATES

OFFICERS

President

Tom La Vack

Treasurer

Jackie Rudnicki

Co-Treasurer

Susan Derda

Secretary

Jayne Bradley

Trustee

Bob Moore

Trustee

Debbie Marmion

CALL (360) 455-4464

hoa@vantagecommunities.net

Contact your Officers through our Vantage Communities phone number or e-mail (above). Please specify which officer or trustee you need to contact and identify yourself by your name and lot number, preceded by the numerals 121*. *Please allow 24-28 hours for a call-back.*



A WORD FROM YOUR PRESIDENT

We have hired a management company to handle the day-to-day operations of Capitol City Golf Club Estates, which includes compliance of the CC&R's. Pictures we be taken once a month of properties out of compliance and a letter will be sent out to the registered home owner. The first letter will list the problem and the CC&R's that it falls under. The home owner should contact us and let us know what they plan to do.

If the home owner feels we are wrong, they can challenge our decision. It is explained in the CC&R's and also on the fee system, recently sent to each homeowner May 1, 2015.

Just because we've been lax enforcing the rules in the past doesn't make the ongoing violations acceptable. It's possible you don't remember agreeing to the CC&R's when you bought your home or it's possible that you may have come into your home, by default. For example, if your parents owned the house. Perhaps you ended up with it or maybe you are renting it out. You are still required to follow the CC&R's. If your house is part of Capitol City Golf Club Estates, then the CC&R's need to be followed. We didn't have any system of fines in place, but we do now.

These fines are posted on our web site along with the CC&R's. Also every home owner has received a copy.

The CC&R's require that your house and property must be kept in good order and appearance. If you have a boat, motor home, trailer, extra car or truck it needs to be parked on a driveway or parking area that is black top, cement, or crushed rock. Not the grass or front lawn. *Blue tarps are not a fashion statement.* Motor homes/RV's may be parked on your property but not lived in.

Lawns need to be mowed, flower beds need to be weeded, shrubs trimmed and off the street. Fences need to be maintained in good condition. Garbage cans and recycle bins or cans should have a place to sit other than in front of the garage doors. *For instance, in a fenced-in area on the side of the house.*

Have a wonderful summer!



MEET GABRIEL ROBINSON, OUR NEW NEIGHBORHOOD WATCH COMMITTEE LEADER!

As Benjamin Franklin once said, “*an ounce of prevention is worth a pound of cure.*” Hello, my name is Gabriel Robinson, and I am a fellow neighbor who has lived on Armour Street with my husband, Matthew, for just over three years. Neighborhood security has piqued my interest in light of the most recent criminal activities that have occurred throughout our neighborhood.

My husband and I have two young children who we plan to have grow up in our community, and I want to do everything possible to ensure their safety and well-being. The moment I realized I need to be part of the solution against criminal activity in our community was the rape that occurred in Hoskins Field. While I realize my children will need to learn about these terrible happenings of the world, it does not need to take place where you, I, or they live. I can do something about it, and I want to help protect my community, so I have asked to join the neighborhood watch program.

Both my husband and I are originally from Upstate New York, which is also where I received my Associates degree in Paralegal studies. I worked as a legal secretary for six years at a Fortune 500 company, often performing paralegal duties. I have also interned

at a public defenders office to gain first-hand knowledge of the court system. Upon moving to Washington, I decided to pursue further my education and this past January I graduated from the University of Phoenix with a Bachelors degree in Criminal Justice Administration.

Additionally, my husband is currently serving Active Duty Army and works in the military criminal justice system.

The Bureau of Justice describes a neighborhood watch as “a group of people living in the same area who want to make their neighborhood safer by working together and in conjunction with local law enforcement to reduce crime and improve their quality of life.” My bottom line is that I want to feel safe walking my trash to the curb. I want my children to feel safe and comfortable playing in our yard without fear of who may be lurking in the bushes nearby. I’m sure everyone else in the community shares these feelings too.

My goal is to have our community set an example for other communities to follow. Please help me by joining the neighborhood watch. It doesn't take much more than a friendly “hi” to your neighbors, and getting to know those who live near you. *If we band together, we can kick the crime out!*



If you'd like to help the Neighborhood Watch Committee, let Gabriel know! (360) 455-4464

WANTED: A FEW GOOD WOMEN OR MEN



Do you have a few hours a month to give to your community? We need you. The Board is currently in the process of planning interviews with potential candidates, in preparation of our upcoming Annual Association Meeting this Fall. An ideal candidate would be a civic-minded member who wants to help improve our community through leadership and service. If interested, please contact President Tom LaVack.

WOULD YOU LIKE THIS NEWSLETTER TO GO PAPERLESS?

As an effort to cut down on postage, printing and paper, we're considering going paperless. If you would prefer getting your newsletter online, downloadable at our website, let us know! We'll be setting up a contact form on the website's home page: <http://capcitygolfclubestates.com>.

Not so sure? We'll continue to send printed newsletters to those who do not request otherwise, but if you would like to save a tree or two, contact us online and we'll remove you from the mail list!

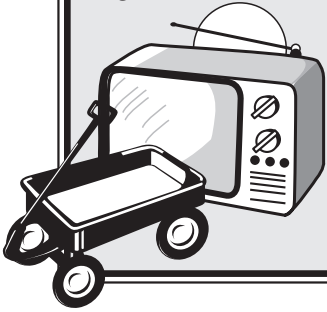


Visit our new Facebook Community Page! <https://www.facebook.com/capcitygolfclubestates>
An unofficial page has been set up to share ideas, upcoming events, and neighborhood news. Stop by!

OUR ANNUAL GARAGE SALE IS JUNE 6 8 AM TO 4 PM

Clear the clutter! We're covering the cost of publishing an ad in *The Daily Olympian* again this year.

Get your signs ready to post in your yard, along with your tables and tags. Then, get all your bargains ready for the best CapCity neighborhood garage sale ever!



GOT MOSS? PRESIDENT TOM SUGGESTS:

Moss is a problem we have around here, especially if you have large trees or other shaded areas around the house. It will even destroy concrete if you don't keep after it.

There are several ways to remove moss and also keep it under control. This goes for roofs as well as concrete, walls, sidewalks or patios.

If the moss has a good build up and it is dry, you can use the back side of a shop broom and run it back and forth to remove a large portion of the moss. Then use the broom the right way and be aggressive going back and forth to remove more of the moss. If you have a pressure washer, now would be a good time to get the rest of the moss spores.

This works on the roof as well as the concrete or bricks. If you don't have a pressure washer you can wash the affected areas then spread baking soda lightly over it. You can buy 13.5 lbs. of baking soda from Costco real cheap. The best way to spread it is to open the top of the bag and spread it like you were feeding chickens. It takes about three bags to do a 1500 sq. ft. home.

If you don't want to pressure wash or sweep with a broom—or the moss isn't that bad, just spread the baking soda before a rain and let nature clean off the moss. It'll take some time but it works without much labor.

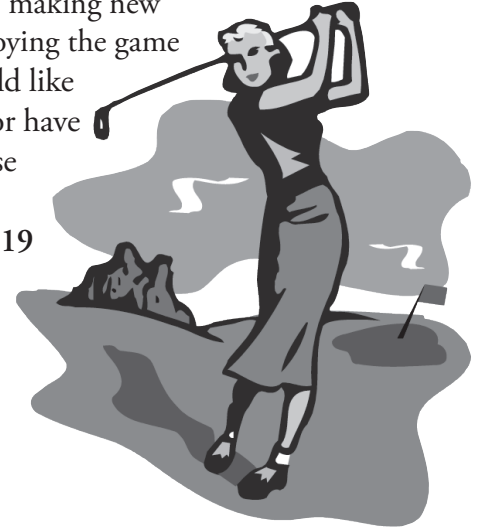
OUR NEW FISCAL YEAR: JAN. 1ST — DEC. 31ST

Previously, our fiscal year was July 1st to June 30th, but the Board voted to move it to a calendar year. This means the budget, the officers, and everything involving Association business revolves around this new calendar year.

JAN 1—
DEC 31

CAPITOL CITY WOMEN'S GOLF ASSOCIATION INVITES YOU TO PLAY GOLF WITH US!

The Capitol City Women's Golf Association (CCWGA) would like to invite you to play golf with us. There are golfing opportunities for all levels of golfers. Our goal is to aid women in having a keener knowledge of the rules and etiquette, while making new friendships and enjoying the game of golf. If you would like more information or have any questions, please contact Connie Lundeen at 259-6019 or Trina Arnott, at 459-3379.



We appreciate friendly, caring and respectful neighbors, who cooperate with each other to affirm and grow the value of both our property and our friendships. Welcome.



Neighbors,

On behalf of the Capital City Golf Club Estates Homeowners Association, we want to welcome you to the neighborhood! We are glad to have you as a member of our community. We're confident that you will find this neighborhood a great place to live.

Every homeowner plays a vital role in making our community a beautiful and safe place to live. We have created a website for our residents that answers some of the questions you may have. We encourage you to go to www.capcitygolfclubestates.com.

We know you are going to love your new home, and we will do our best to help you love your new neighborhood, too. WELCOME!!

Sincerely,

*Capital City Golf Club Estates HOA
Welcome Committee*



CAPITOL CITY GOLF CLUB ESTATES
ASSOCIATION
P.O. BOX 8909 LACEY, WA 98509

CapCityGolfClubEstates.com

Yep, it's that time again!

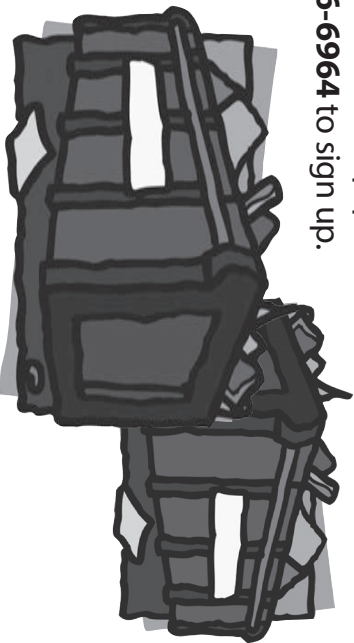
S U M M E R C L E A N U P

June 12 to 26, 9 a.m. to 7 p.m.

Don't miss the chance to get rid of all that junk taking up space in your garage and around the house.

Two dumpsters will be located at the water pump on W. Sarazen St. SE and two dumpsters at Armour Dr. SE and Armour Loop SE. Note: No hazardous waste or large appliances (like refrigerators or ovens).

We need volunteers to help manage the event. If you have time to help, please contact **Bob Moore at (360) 456-6964** to sign up.



**Our Annual Meeting Location Has Been
Chosen for Fall 2015—Watch for Date & Time**

Lacey Fire Station 33
(near Timberline High School)
6500 Mullen Road SE, Olympia, WA 98513
(360) 491-2410