



CAPITOL CITY GOLF CLUB ESTATES

NEWSLETTER

Fall, 2013 Issue

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Trustee

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kdarmion@centurylink.net

Email only

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Annual Meeting September 25, 2013

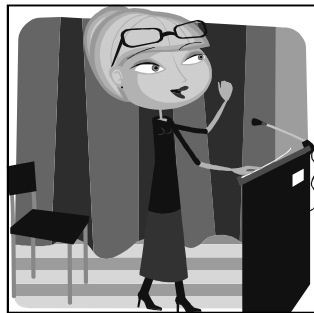
If you live in Capitol City Golf Club Estates, you are invited to attend this years Annual Homeowners Association meeting. If you own a home in the community and are in good standing (dues are up to date, no unresolved complaints, etc..) you are entitled to vote on any issues or election that will take place. If you are not able to attend and wish to appoint a proxy to cast your vote, a form is enclosed.

Also enclosed is a tentative agenda, the proposed budget for the coming year, and an election form. A name and eligibility check will be made upon arrival and a ballot passed out at the door. A final agenda will also be passed out.

Place: Chambers Prairie School Gymnasium

Time: 7:00pm to 9:00pm

If you have an issue that you would like addressed and you would like to be placed on the agenda, please notify President Tom LaVack, *in writing*, no later than Sept.1 (you can email him at tomlavack@msn.com). You must include the topic. Presentations are limited to 5 minutes and if they include a complaint, please include your suggested solution.



We are hoping to add a Trustee and need volunteers for various committees. Perhaps we're looking for *you*. Please come. Please participate. Your officers and trustees genuinely care about the community and everyone that lives here. We want to work with you in making it a community that you're proud of and happy to be a part of. But, we need your help to do that. We need to know you, your name, your face, what you like, what you don't like and we need your help to correct the issues that concern you.

So mark your calendar and be sure to save the date. Then we'll.....

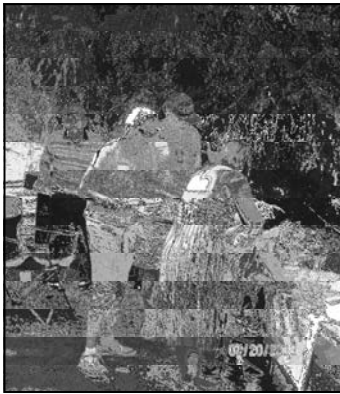
See you September 25!

Great Fun At Summer Party

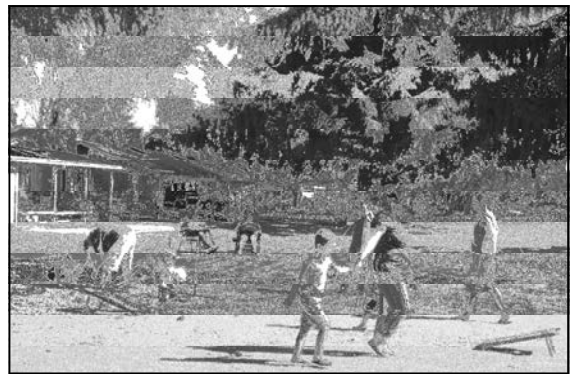


Beautiful weather, lots more people than the first year, tons of food, games for the young and young at heart, a little background music...all in all, it was a big success. Lots of new faces, “pleased-to-meet-you’s”...just what was hoped for. Wish there were more opportunity to meet our neighbors. There are some really cool folks out there.

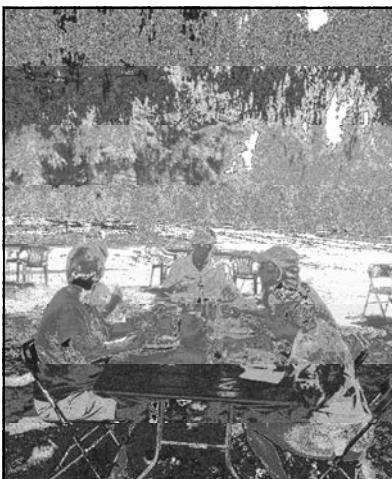
Almost everyone that RSVP’d showed up and a few that hadn’t known if they could come, just did. That was great. The more the merrier. Hope you were there. Hope you had a ball too!



Need to thank the Officers and Trustees that worked so hard and put so much time into making the party a success. And a special “*Thank You*” to our awesome volunteers, Joel and Joyce Graham, who did all the shopping (and stored it, delivered it, chopped veggies and more) AND put all the signs up on the mail boxes. WOW, you’re awesome! Thanks to Christine Clements for faithfully recording and reporting all the RSVP’s. Thank you , Deb Laughery, for helping with set up, donating your barbecue and cooking up a bunch of burgers and dogs. And Thanks to volunteer, Ken Marmion, for helping with set up and jumping in to cook when our volunteer chef, Deb Laughery, became ill. You guys all rock!!!!



A heartfelt “*thank you*” goes to special guests, Rose and Karen, who not only bought a lot of raffle tickets but when they won the raffle, gave their share of the winnings back, then paid the difference so a full \$100 could be donated to the Fisher House. That’s going to make a difference to some military family. Thanks again, gals. We really appreciate it.



Legislature Puts Teeth In CC&R's And Bylaws

Great news for HOA's that struggle to enforce compliance with everything from dues payments to yard and property maintenance, single family dwellings, noise offenses, building and fence restrictions, autos parked on grass or street and more.

We get *sooo* many complaints from homeowners about all of the above but until now there really has been little we could do about it except go to court, file liens or involve collection agencies (minimally effective).

Now the legislature has provided for a change in By-laws that allows the assessing of fines plus interest (\$50 per day seems to be the average) which can be added to the liens and if not satisfied, result in a foreclosure.

Sound drastic, doesn't it? But, judging from the emotional complaints we receive from enraged homeowners fearing a loss in their property value, and our seeing unpaid dues piling up, drastic measures are called for.

We will be reviewing this in detail at our Annual Meeting and voting on a By Law change that approves this authority. Finally your association has the tools to enforce your wishes.

Bits & Pieces...Remember...

Dedicated Phone Number—360-259-8940. If you don't reach a human, leave a detailed message, who you need & why and your number. You'll hear back.

Our Website is an outstanding source of information on everything including our CC&R's, By-laws, History, Minutes, Financials, Current Events, Officers and Trustees, pretty much all association details.

Google: capcitygolfclubestates.com.

Bill Pay is an easy way to pay your dues. If you're set up to do Bill Pay with your bank or credit union, you can pay electronically. You will need your lot number, account number 408136-90 and request that the check be made out to CCGCE. If you need to enter a phone number, use 360-259-8940.

If you prefer to send a check, Make the check to CCGCE, include account number 408136-90, include your lot number and mail it to Twin Star Credit Union, 4550 Avery Lane SE, Lacey, WA 98503.

A special thanks to Deb Marmion for stepping up and doing such a sensational job with the welcome committee. It means so much to the newcomers in our community. Thanks Deb, we really appreciate you.

Do You Know Of Someone In Trouble?

Someone ill, disabled, old & infirm, hungry, alone? What can we all do?

In the article above, we told you about what can be done if some doesn't take care of their home or yard but what we didn't talk about is that there are some folks that ***just can't*** ...then what? What if they're old, ill, frail, alone and frightened? With so many seniors in our community, that's pretty common. Can you help? Can you tell us who is in need of help near you?

At our summer party, one of our volunteers knew of a lady that had just had surgery and couldn't come. So he made her a plate of yummy food and walked it over to her house. How easy was that? But how important? There are so many who can't mow their lawn or afford to pay to have it done. How can we do it? Please help.

We're looking at starting a new committee called Helping Hands. We'll talk about it at the Annual Meeting. It might fit very well with the Neighborhood Watch program. Would you participate?

In the meantime, if you know of someone that is please let us know? There has to be a way we email me at katiemcdaniel5@comcast.net.

ill, disabled, old & infirm, hungry, alone, would you can help. You can call me (Katie) at 801-891-3139 or





PO Box 5553

Lacey, WA 98509-5553



President, Tom LaVack reminds us ...

“No matter how busy you get, you can find time to help someone in need.”

We've had a busy year. Let me highlight a few of our accomplishments.

1. We changed our accounting system from pen & paper to Quick Books. **2.** Changed from using 3 banks to a credit union that is open on Saturday and is open after 5pm. **3.** Set up electronic fund transfer so we could have bill pay service and owners can pay their dues directly to the credit union. **4.** Our homeowner's mailing list is up to date (most with phone numbers). It seems to change daily. **5.** We are using a homeowner's association collection agency (SABA) to collect back dues. **6.** We had a clean-up week and brought in dumpsters. **7.** We had our second annual community Summer Party. **8.** We have our website up and running (it's first class) and it's updated weekly. **9.** We established a community phone number that will remain the same year after year (360-259-8940) for doing business.

Now let's look ahead to the coming year to see what projects we will be working on...

1. We are working on a By Law addition that allows the association to charge a fee for repeat offenders that refuse to comply with the CC&R's (like duplex on 63rd). **2.** We will be working on finalizing the neighborhood watch program based on mail box location. **3.** We will be working with the golf course to have the trees trimmed around the 5th green and elsewhere if needed. **4.** We will be working on a better response to complaints, both written and in person. **5.** We will be looking into setting up a fund to help some of our members in need and a volunteer list of people who can fill in when needed on small errands (i.e. a ride to the doctor or to the grocery store). Also we would like to set up a committee that can check on our seniors that live alone.

Please come to your annual meeting, September 25, 7:00pm at Chambers Prairie School, vote and share your thoughts and hopefully volunteer to help out as we move forward. Look forward to seeing you.