



CAPITOL CITY GOLF CLUB ESTATES

NEWSLETTER

Winter, 2013 Issue



Officers

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Jackie Rudnicki
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Trustee

Susan Derda
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Trustee

Debi Marmion
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Email only

Trustee

Joanna Aldridge
j10aldrige@gmail.com
360-628-7986

Trustee

Jayne Bradley
jayneb@clc-wa.com
360-438-8658

We're proud to serve!

Paying It Forward

Whether you need help or want to provide help—our version of “Helping Hands” is **our** way to reach out to our neighbors.

We connect people through the power of community.

So ask yourself this:

Do you want to help people in your neighborhood?

Do you want to make a difference in someone's life?

Do you want to stay connected with your community?

If you answered yes, then you are part of the solution.

Our goal is to steer community members in need to resources they may not realize exist. Through generous volunteerism this committee has compiled a list of services to share with our neighbors. This includes:

- Local Resource Directory
- Information on Senior Assistance
- Family Caregiver Support Program
- Free Prescription and Discount Cards (Supply Limited)
- Dial 211 (Get connected to Community Resources)

Other components of this committee *may* include:

- Assistance in transportation
- Assistance in lawn care
- A friendly ear to listen

This committee is not a “free” service to take the place of other venues and resources. This committee is to help you find solutions in your time of need.

So look to your left and look to your right from your front door. Who do you know you can reach out to? Who do you **not** know that you can reach out to? A smile and a hello go a long way to showing you care in someone's life.

So let's commit our time and energy in paying it forward.

I am looking for Points of Contact leaders. If you would like to be a leader, please call Joanna Aldridge at 360-628-7986. For questions call any board member. Our next meeting will convene in January.

In the meantime, HAPPY HOLIDAYS. Best wishes to you and yours!



Welcome Jayne Bradley As New Trustee

At the Annual Meeting, Jayne was nominated from the floor and accepted as a new Trustee. She is a pastor, mother and grandmother and will be a great addition to our board. As a new Trustee, Jayne has not yet been assigned a specific committee but has expressed an interest in serving as liaison with our community and the golf course management. This is something we have needed for some time. Welcome Jayne!

Who Does What?

We've been asked to clarify the roles that each of the officers and trustees have and who to contact for what. Here goes...

Tom LaVack, President (oversees and coordinates the activities of all the board) and Chair of the Enforcement Committee (works to assure compliance with the CC&R's and By Laws by all residents). Reach Tom at 360-412-5392 or tomlavack@msn.com

Mike Derda, Vice President (assists with special projects, backs the President when needed) and Chair of the Roads & Signs Committee (assures that roads and signs are maintained and updated as needed). Reach Mike at 360-628-8549 or mike12111@hotmail.com.

Jackie Rudnicki, Treasurer (responsible for all aspects of communities finances, maintaining computer reports, deposits, bill pay, dues billing/receiving, collecting delinquents, filing & releasing liens, etc.) Reach Jackie at 360-489-0732 or jackierudnicki@comcast.net.

Katie McDaniel, Secretary (writes and produces all communications, newsletter, info to web site, annual meeting/election info, etc.) and heads up special events. Maintains & updates community master list. Reach Katie at 801-891-3139 or katiemcdaniel5@comcast.net.

Susan Derda, Co-Treasurer (works hand in hand with Treasurer in all financial responsibilities with primary hands on with Quick Book computer accounting). Reach Susan at 360-628-8549 or sderda9@hotmail.com.

Deb Marmion, Trustee and Chair of Welcome Committee. Responsible to meet and greet all newcomers to Cap City, (homeowners and renters) and provide them with CC&R's, a little gift, etc. Reach Deb at kdmarmion@centurylink.net.

Bob Moore, Trustee and Chair of Architectural Committee (considers requests from residents for changes or additions to home or property and approves or suggests changes). Also handles many special projects such as the Neighborhood Watch. Bob will be on leave for 3 months due to surgery. Reach Bob at 360-456-6964 or crusty53tr@comcast.net.

Joanna Aldridge, Trustee and Chair of the new Helping Hands committee. She will coordinate efforts of community volunteers with those in need due to illness, age, financial needs. Reach Joanna at 360-628-7986 or jl0aldridge@gmail.com.

Jayne Bradley, Trustee, New to Board, no formal assignment yet, but interested in coordinating property issues with golf course management. Open to other options. Reach Jayne at 360-438-8658 or jayneb@clc-wa.com.

So, if you have issues you'd like addressed, you can look at the above to tell which person you should approach. And remember, you are always welcome to attend a monthly board meeting. They're on the 2nd Wednesday of each month, 7:00pm at the Woodland Retirement and Assisted Living Facility, 4532 Intelco Loop. If you wish to speak at the meeting, email Katie at least 7 days in advance of the meeting to be put on the agenda.

Need YOUR Vote

SPECIAL ELECTION MEETING

January 19, 2:00 - 3:00p.m.

Mountain Green Mobile Home Park, 5280 55th Ave SE

(Access from Yelm Highway and Mountain Green Lane)

See You There!

At September's Annual Meeting a vote was held which would have altered the By Laws to allow the board, after a series of steps, to levy fines on homeowners who were seriously abusing the CC&R's and By Laws. This measure was written and brought forth by the Washington State Legislature. A copy of the total amendment was sent to each homeowner prior to the meeting.

At the meeting, attendees overwhelmingly voted to approve the amendment. Unfortunately, the numbers attending were insufficient to constitute a quorum so the measure couldn't pass. **SO...**

We are holding a special elections meeting and **pleading for your attendance**. If you cannot attend, **PLEASE PLEASE** send your proxy with someone who will be attending. A copy of the proxy is included in this newsletter.

If you want another copy of the complete amendment, call or email me (Katie 801-891-3139 or katiemcdaniel5@comcast.net) and I will email one to you. (Or see our website.) **Please attend. We need you.**

Good News....Your awesome Trustee, Bob Moore, reports that the street sweeping was done, the drains cleaned and the witch hats in place to be trimmed. He personally checked the streets (rode with the contractor) to make sure that none were overlooked. This year he used Cascade from Puyallup who did a great job! Thanks Bob. We so appreciate everything you do for the board and the community.

Annual Dues Invoices Coming

All invoices for 2014 HOA dues will be mailed out the first week of December. They'll reach you by mid December and are due by February 1, 2014. You can send a check to:

Twin Star Credit Union

4550 Avery Lane SE, Lacey WA 98503

Make the check out to CCGCE.

It must include your lot number and Account Number 408136-90.

If you are set up for Bill Pay with your bank or credit union, you can pay electronically. You will need your lot number, the account number shown above and request that the check be made to CCGCE and mailed to Twin Star at the address above.

1% interest will be added to those accounts that are not paid in full by June 2014. Any accounts that are delinquent will **automatically** be sent to SABA collections. **There won't be any further notice.**

If you need to make time payments, contact Jackie Rudnicki, 360-489-0732. Thank you.

We're getting complaints about dogs barking and running loose, leaving little "gifts" on the course, roads and in yards. Please remember not everyone loves your dog like you do...and please remember the HOA rules regarding leashes and clean up.

Bet You Didn't Know....Coca-Cola was originally green....It's impossible to lick your elbow....The cost of raising a medium sized dog to age 11 is \$16,400....The first novel ever written on a typewriter was *Tom Sawyer*....The San Francisco cable cars are the only mobile National Monument....What do bullet-proof vests, fire escapes, windshield wipers and laser printers have in common (All were invented by women...)....What is the only food that never spoils (Honey). Fun Huh? Bye for Now.

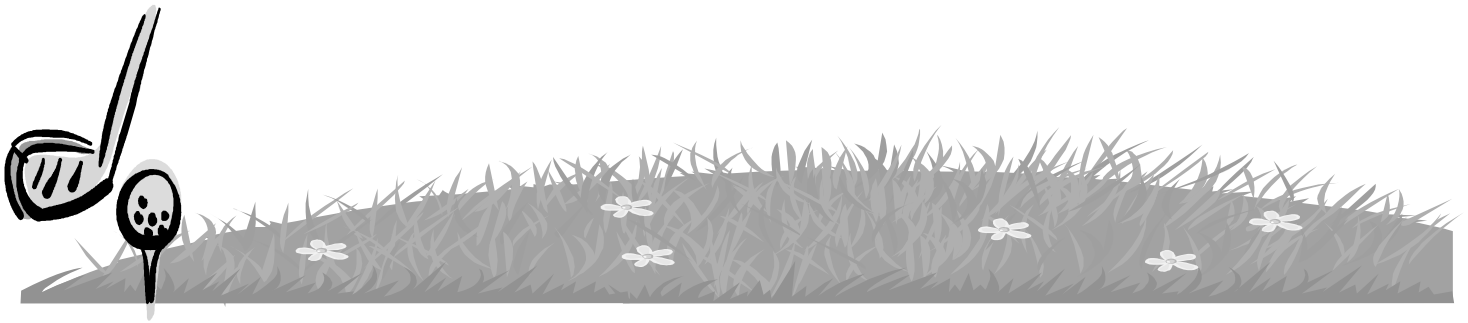
Christmas Tree Disposal

If after the holidays you are **genuinely physically** unable to dispose of your Christmas tree, call Tom LaVack, 360-412-5392, for assistance. Tom is going to round up some volunteers and flat bed trucks so that your problem can be dealt with. You can use your yard waste bin but the tree must be cut up. Check Lemay for details.



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Presidents Message... It's hard to believe we are coming to the end of another year. I still haven't completed some jobs I wanted to finish before school started in September.

I'd like to recap our year listings things that worked and some that didn't and what we plan to do in the coming year.

Things that worked...

1. Swept the streets 2. Had the drains pumped and witches hats put in the drain lids. 3. Brought dues current and put them on a computer program. 4. Brought the banking to Twin Star Credit Union so we could bank on Saturdays and have Bill Pay. 5. Put mailing list on the computer so we can update it regularly. 6. Spring Cleanup, 4 huge bins were spread throughout Cap City to dispose of yard waste and junk.

Things that haven't worked *YET*....

1. Telephone system, more of a challenge than anticipated. We'll get it right! 2. Didn't get the needed votes to pass the new By Law amendment because of low turnout.

During our Annual Meeting, we passed a new By Law that would allow us to assess a fee for CC&R abuse after all other avenues had been exhausted, short of a law suit. The problem was we didn't have enough voting members to make a quorum so the vote didn't count. So we're going to have a special Election Meeting on January 19, 2014 at 2pm at Mt. Green Mobile Home Park. We are sending out proxies with this newsletter so if you can't make it to the meeting you can still vote. The proxy vote is only good for this one vote. Once you have made your choice, you can contact any board member and we'll see your vote gets counted. Or you can send it with a friend or neighbor that is attending.

Projects to work on in the coming year...

1. Helping Hands 2. Neighborhood Watch We'll need volunteers for both. To help out, call me at 360-412-5392.

Happy Holidays And Best Wishes For The Coming Year.