

CAPITOL CITY GOLF CLUB ESTATES

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NEWSLETTER

Spring 2022



City of Lacey Water and Wastewater Improvements

The Contractor (ACI) is continuing to work on septic tank abandonments and on clean up and lawn/gravel restorations. This work will be ongoing for approximately the next 1 – 2 months. Once ACI thinks they are done the City of Lacey will send out another e-mail to Owners at Capitol City asking for a list of any remaining issues that didn't get taken care of. At that time, you will be able to let the City know if you think that anything got missed on your property.

If you have any immediate construction concerns please call the Project Inspector, Keven Inman at 360-239-0333.

City of Lacey's Capitol City Water Well Experiences Elevated pH

During the afternoon of February 22, 2022 several Capitol City residents on West Sarazen contacted the City of Lacey to complain about the water that smelled bad and felt slimy. Lacey staff responded quickly and found the source of the problem to be elevated pH or acidity in the water that was caused by raised amounts of sodium hydroxide in the system that is mixed into the water at City Well # 4. Sodium hydroxide is added to water systems in safe amounts to control acidity and to help remove heavy metals from the water. Well # 4 provides water for all of Capitol City and the surrounding area. The water lines had a pH range of 9 – 11 with a normal reading being between 6.5 to 8.5. Though raised above the optimal level for drinking water, it was determined by Lacey that the water did not pose any danger to the public.

Lacey Water Staff determined that the sodium hydroxide pumps at Well # 4 were inadvertently turned on due to a software glitch in the new operating system that had been recently installed in January of 2022. Technicians turned off the sodium hydroxide injection pumps off and flushed the lines in the area that was affected on West Sarazen. City Staff also went door to door in that area and advised residents to run water for about five minutes to help with the flushing. Only a very few residents detected the change in their water.

As a result of this incident the City has implemented additional safeguards from this happening again.

Nationwide HOA's Starting To Fight Non Resident Investors

A recent article in the *Wall Street Journal* stated that HOA's across the United States are starting to try and limit investors from buying up homes with cash so that they can either rent the properties or "flip" them for a quick profit.

The primary reasons, according to the WSJ, why some HOA's are at odds with investors because they believe:

1. Purchases by investors for rentals lead to a decline in property maintenance and make whole neighborhoods less desirable.
2. Investors are making it more difficult for local families to buy houses because investors typically can pay cash for a house and outbid other often first-time potential owners. "It denies a group of people an opportunity to build equity and accrue wealth" said Scott Fadness a Mayor of Fishers, Indiana, in the WSJ story.
3. Absentee Owners are often hard to locate to resolve issues.

It was reported that nationwide some of the HOA's tactics include placing a cap on the number of homes that can be rented or requiring that rental tenants being approved by the association board. One association is trying to require new buyers to live in a home or leave it vacant for six months before they can rent it.

HOA's like the Capitol City Golf Club Estates HOA (CCGCE) have broad authority to manage a community under State laws like our *Washington Revised Code*, Section 64. Most Associations, before they can take action to limit investor purchases, need to change their CCR's or Declarations to allow them to regulate investors. To change those basic governing documents associations usually require a vote of the overall membership which can be up to two thirds of the Owners. At CCGCE a vote to update our CCR's was completed in 2021. Our governing documents only required a majority vote to enact those revised covenants, conditions and rules.

The new Capitol CCGCE Declarations or CCR's that were adopted do provide the authority to the Board of Trustees to "adopt Leasing Rules, including such procedures and forms as may be necessary to insure the restrictions contained herein are administered fairly and effectively".

(Section 4.7 of *Amended & Restated Declaration for Capitol City Golf Club Estates*).

According to CoreLogic, an international company that provides intelligence on real estate matters, investor purchases are on the rise to a ratio of 1 in 5. Most CCGCE Owners are now receiving frequent calls from out of area investor about selling their houses. The Board is aware of recent CCGCE purchases by investors but at this time do not feel that it is necessary to take action to limit the purchase of houses for rentals as the existing rental percentage of 20% has remained fairly static since 2015 even with the recent slight increase of out of area purchasers .

Nationwide HOA'S (cont.)

“The right of an Owner to sell or convey a Lot or Unit shall **not** be subject to any right of approval, disapproval, first refusal or similar restriction by the Association or the Board, or anyone else acting on their behalf” (Section 4.8). This means that the Owner can sell or convey their property at CCGCE to whomever they please without Association interference. The Association and its Board strongly adhere and believe in that Declaration provision.

It does need to be mentioned that the Board has the authority to:

- Prohibit Timesharing or Airbnb rentals (Section 4.6)
- Prohibit rental or leases for less than the full house with no lease or rental for less than 30 days (Section 4.7)
- To require Owners to provide the Association with a copy of the lease and with all renters being compliant to all of the Declarations and related rules and regulations. (Section 4.7)
- To require Sellers to provide the Association with all vital details of any house sale at least two weeks before closing. (4.8)

The Board on a monthly basis reviews all property sales at CCGCE and is keenly aware of the current real estate environment and vows to help insure that CCGCE is a very welcoming and safe place.



Springtime is Lawn Time

As we all know 2022 has been, so far, cold and wet. But warmer weather is being predicted. With that more traditional weather comes Western Washington's fabulous Spring growth season with its blooming plants and wonderful fragrances.

As part of living at Capitol City we are all to “keep Lots and Units in a condition that is neat and attractive”. “Landscaping must be maintained free of weeds and long grass. Bushes and trees need to be pruned regularly, also away from road and provide height clearance of fourteen feet, and any dead plants removed.”

A great majority of Capitol City Home Owners do a great job in maintaining their lawns with that hard work helping to make our area an attractive place to live and enhancing our collective real estate values. The Board is considering the creation of *Awards in Excellence or a Lawn of the Month* for truly outstanding lawns as a way of expressing sincere appreciation for the effort by Association Members. Additional attachments to that award were also discussed at the April 21, 2022 Board Meeting. Look for future announcements on this upcoming award in the near future.

As the City completes the Water and Sewer Project we Owners are left with new and attractive streets and with many hydroseeded lawns that need to be kept watered to grow back into a full condition.

Capitol City Awarded Grant from City of Lacey

It was recently announced by Jenny Bauersfield of the City of Lacey that Capitol City Golf Club Estates HOA has been awarded a \$2,500 grant towards the provision of a **“Vehicle Speed Indicator Sign”**.

The Board decided to pursue the grant for a speed indicator as a means to try to get vehicles to adhere to the 20 MPH speed limit at Capitol City. Actual observations have noted numerous vehicles driving erratically, running stop signs and driving as fast as 40 MPH. Replacing all of the speed bumps should also help somewhat. The Board plans on moving the sign around the neighborhood so that all problem streets get some attention.

To receive the cash, the Association must first purchase the equipment with one speed indicator costing approximately \$5,900. Once received the Board will submit receipts of the cost to the City before they will issue the grant for partial reimbursement. The final grant amount paid by the City will be determined after the project is complete and necessary receipts and paperwork has been submitted and reviewed. With the cost of this equipment being over \$5,900 the Association should receive the entire \$2,500 amount. This process is very similar to the grant that we received when we converted our street lights several years ago from incandescent to LED.

At the April 21, 2022 Board Meeting it was decided to table this issue until the June Board Meeting to determine the effectiveness of the speed bumps once they have all been installed. The Association has until the end of 2022 to purchase the speed indicator before the grant expires.



Vehicles speeding and running stop signs.

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