



Capitol City
GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Winter 2023

Lawn of The Quarter

Scott and Jody Fairbanks at 5526 66th Ave. SE won the **Lawn of the Quarter Award** for Winter 2022-23. The Fairbanks keep their lawn in great shape year-round but the deciding factor for this quarter was their Christmas Light Show. Scott commented that they have been building upon it ever since they moved to Capitol City in 2005. This year they converted all lights to LED's and with spectacular results.

The winner of the Lawn of the Quarter also receives a \$50.00 Gift certificate for Lowe's Hardware.



Golf Membership Sale On Now!

Steve McNelly General Manager/Head Golf Professional at Capitol City Golf Course reports that a yearly membership sale is on for 2023. For only \$89 per year, the membership includes large discounts on golf, carts and range as well as \$25% off on entrees in the FireCreek Grill & Ale House for members and their guests. Some restrictions may apply. Contact FireCreek for details.

Firecreek Grill & Ale House

Upcoming specials: Wednesday Steak Night and bottle wine special, 5 pm; Friday and Saturday Prime Rib Dinner, 5 pm. Happy hour from 3 to 6 pm Monday through Saturday and Sunday noon to closing. Breakfast is served Monday through Saturday, 8 am to 11 am and Sundays from 8 am until noon.

Board of Trustees Adopts New Exterior House Painting Policy

At the regular Board of Trustees Meeting on January 18, 2023, the Capitol City Golf Club Estates Board of Trustees approved a new **Paint Policy** for the Association.

The new Policy will serve as an addition to existing paint language that is contained in the 2021 Association approved Declarations and the 2022 Enforcement Policy.

It became obvious to the Architectural Control Committee of the Board of Trustees (ACC) after a few months of working within the new Declarations that more definition was needed beyond what is provided in Section 9.5.2 of the 2021 Membership approved Declarations. That document simply said that new house colors had to be “**complementary to the colors of other Residences in the Estates**”.

The same Declarations under Article 8.1 permits the Board the ability to “adopt, amend Rules as may be necessary or advisable to ensure compliance which clarify, and supplement the Governing Documents, to aid in the administration, governance or enjoyment of Capitol City Estates, to preserve the exterior appearance of Residential Lots, Units and Common Areas...” State Laws under RCW 64.38.020 also permits the Board to amend Association Governing Documents.

The new Policy will offer a palette of colors that can be chosen from when deciding what color to paint one’s house and accessory building (shed) which are to match. The choices are wide ranging and offer Owners an excellent selection to choose from. The current paint palette will be a high-end Behr paint. The colors can be viewed by connecting to the link on the Policy or by contacting VIS Management. Future ACC Applications will need to reference which color from the palette that the Member proposes to paint their house and shed.

Owners wishing to paint their house a color different from those that are offered on the approved paint palette can do so by submitting a **Variance Request** to the Board for consideration.

Owners are reminded that “all painting or staining of any Residence, Accessory Building, fence, or other improvement of structure on any Lot, including painting of trim shall require the prior approval of the ACC except that an Owner may touch up or maintain existing paint without changing the color thereof” (Section 9.5.2 of 2021 Declarations).

Members who provided input and several Real Estate Agents that have commented on this new Policy agree that a community that has color continuity is not only more visually attractive but also have a higher resale value than developments that do not have a similar paint policy.

The new Policy will be mailed to each registered Owner of Lots for review and will go into effect **March 1, 2023**.

Parking on the Street – Important Reminder!

Christina Tremper - Board Member

We realize that at times homeowners in our community may not see the “big picture” as to why specific rules are enforced by our HOA Board, so in this case we’d like to provide a further explanation. This one has to do with the importance of not parking on the street daily or long term.

Many of our streets are very narrow, especially on corners as the streets wind around. We don’t have sidewalks and most of our streets are barely wide enough to accommodate vehicles as they drive through our community. When someone is parked on the street, they’re literally “in” the street and it doesn’t allow enough space for someone to safely go around them and avoid oncoming vehicles at times.

In addition, and even more important, when we choose to park on the street, we are making it extremely difficult for emergency vehicles to maneuver around us or get through, especially fire trucks. At that point, we are running the risk of impacting someone’s ability to receive care either due to a health event or a structure on fire. If a fire truck cannot get through and they have to turn around and go another direction, this could result in a huge loss of time and can mean the difference between life and death for your neighbor. Sometimes minutes make a difference.

If parking areas on Lot are temporarily unavailable for use due to occupation by vehicles or other items during construction. Owners may park a vehicle(s) of any type on the Street for a period not to exceed forty-eight hours (continual and total). (Section 8.5.2 of 2021 Declarations). **The Board has consistently interpreted this section as allowing temporary gatherings that use street parking for socials, Golf Course Shot Gun starts, garage sales, and the like.**

Please for the sake of everyone in our community, let’s make sure we avoid parking on the street and keep everyone healthy and happy!



New Ad Hoc Committee Formed to Develop Lawn and Landscaping Policy

The Board of Trustees at their regularly scheduled meeting on January 19, 2023, voted unanimously to form an Ad Hoc Committee for the expressed purpose of reviewing all existing rules and regulations regarding landscaping, lawns, and related items. Other HOA lawn policies will also be looked at. It is hoped that from that review a new more concise Policy can be developed as to what are the minimal standards for yards at Capitol City.

Currently the Association's minimum standards are somewhat general and stated in two Governing Documents of the 2021 Declarations and the 2022 Enforcement Policy. Selected highlights of those documents are:

- Landscaping must be maintained free of weeds and long grass. Bushes and trees need to be pruned regularly, also away from the roadway so that there is not an obstruction of sight lines along street by vehicles, fences, bushes, trees, or other plantings, and provide a road height clearance of fourteen feet, and any dead plants removed.
- Owners are required to trim, prune, or top any hedge, bush, tree, or other planting that exceeds outside the boundaries of any Lot onto Streets, or that impede the free flow of traffic or traffic-related sight lines.
- Composting on a Lot requires preapproval by the ACC
- The exterior of the home and fences must be maintained by the owner, free of decolorization, peeling paint, and moss.

The Board felt that this limited language was not sufficient in not only describing a problem but also how to correct so that the Owner could have a clear path to compliance and avoiding a fine.

The initial Committee will be comprised by Board Members Barry Upton, Peter Sweet, and Larry Dittloff. Any Homeowner wishing to serve on this Committee is asked to contact Larry at 360 888 2400. It is hoped that this Committee's work can be completed by April of this year.

BOARD MEMBERS:

Larry Dittloff, President
Kevin Rae, Vice President
Randy Luke, Treasurer
Pam Dittloff, Secretary
Peter Sweet, Member
Kevin Rae, Member
Barry Upton, Member
Christina Tremper, Member

Scott Roth, VIS Manager
Kathleen Noffsinger, Assistant Manager
Maureen Meade, Website Manager
Pam Dittloff, Newsletter Editor
Gabriel Robinson, Neighborhood Watch

Committees:

ACC-Kevin, Chair, members: Larry and Christina.
Compliance- Pam Chair, members: Barry, Naomi Obie, and Larry
Roads and Signs- Kevin Chair, members: Peter, Randy, and Larry.