



Capitol City
GOLF CLUB ESTATES

www.cacpitygolfclubestates.com

NEWSLETTER

Spring 2023

2023 Mixer Date Set!

Randy Luke, Capitol City Golf Club Estates Board Member, recently announced the date of this year's All Members Mixer/Open House which will be held on **Wednesday August 9, 2023**, at the Golf Course Event Tent from 5PM until 7PM. This year's fun event will again feature door prizes, entertainment, vendors, and complimentary snacks that will be provided by the **FireCreek Grill & Ale House**. A no host bar will also be available.

So, save the date on your calendar and we will see you at the Tent.



Beginners Golf Lessons Start

Steve McNelly, General Manager and Head Golf Pro at Capitol City Golf Course recently informed the *Newsletter* that on Wednesday, starting soon, the Course will offer Beginners Golf Lessons. The Class will start at 5:00PM with clubs being provided for anyone without them. The class cost only being \$20.00. If interested, please contact the Course for complete details.

Ban on Campfires at Capitol City Golf Club Estates Lifted

An air-quality rule that stood for 30-plus year has come to an end after the Olympic Region Clean Air Agency (ORCAA) voted to lift a ban on urban campfires in Lacey, Olympia, and Tumwater. The new allowance went into effect in March of this year.

The change in rules is because the air quality of the area has greatly improved over the years. The change aligns the area with other communities in Western Washington that already allow campfires, and it ends the confusion about whether residents can have a recreational fire.

What will be allowed? A campfire no larger than 2 feet tall and 3 feet in diameter, burning only clean firewood or charcoal, ORCAA officials have said. The new rules do not overturn other rules that regulate fires like Capitol City Golf Club Estates HOA or City of Lacey summertime burn bans.

ORCAA has also made it clear that addressing campfires in homeless encampments was not the sole driver for the rule change, but it was definably a part of it.

Capitol City's Rules and Regulations do not specifically address outdoor burning other than prohibit Noxious and Offensive Use (Article 8.2 of 2021 Declarations). The Board has in the past and will continue to abide by ORCAA outdoor burning rules, which are:

Outdoor Burning Rules:

- **Trash burning and lawn refuse is illegal at all times.** Burning any material except dry cordwood (firewood) or charcoal is prohibited.
- Recreational fires must be no bigger than 3 feet in diameter.
- Natural gas/propane barbeque and fire pits are allowed.
- The fire must be 25 feet from any combustible materials.
- The fire must be 25 feet from any building, structure or standing timber.
- Be aware of local wind and weather. Owners are responsible for the smoke that they produce. Creating nuisance smoke is illegal and result in fines. If the wind will carry smoke toward your neighbor, don't light the fire.
- Never leave a fire unattended. Even a small breeze can cause the fire to spread.
- There should always be at least one-person age 16 or older who can put out the fire.
- Always keep a charged fire hose or five-gallon buckets of water and as well as a shovel or rake on hand.

Putting out your fire

- Completely extinguish the fire.
- Drown the fire with water.
- Make sure all embers, coals and sticks are wet.
- Move rocks – there may be embers underneath.



Ad Hoc Committee Recommends New Yard, Lawn and Residential Lot Maintenance Policy

A special Ad Hoc Committee has completed its work and formulated a new **Yard, Lawn, and residential Lot Maintenance Policy** (Policy) for final consideration for the Board of Trustees (Board) on May 25, 2023. Committee Members that worked on the new Policy included: Board Members Peter Sweet, Barry Upton, and Pam Dittloff. Association Members included: Sheryll Apte, Terry Redmond, and Naomi Obie. President Larry Dittloff served as Chair.

According to the Appraisal Institute, America's biggest association of real estate appraisers advises homeowners "improving their property landscaping can result in a significant return when selling a home". Collectively, a community can enhance all values with a consistent and reasonable lawn standard policy.

The new Policy will incorporate existing provisions of the Associations rules and regulations but with more definition and some additions. Highlights of the proposed Policy include:

- A recognition that any portion of lawns that are seen from the street and the golf course are to be maintained at a **neat and attractive level**.
- A better acknowledgment of water-wise landscaping.
- Grass that is within 100 feet of the Lot's main building cannot exceed 4 inches due to fire safety standards.
- Any portion of a Lot must be kept relatively free of weeds at all times as determined by the Board.
- Any decision of deficiency of any lawn by the Board must be made by and agreed upon by two Board Members.
- A further acknowledgement that "wild areas" are not allowed and that all lawns, shrubbery and trees must be kept in maintained manner.
- Compost bins will continue to be allowed but still require Board approval for placement.
- Yard waste, dead bushes and trees shall be removed on a regular basis and not allowed to remain on any portion of a Lot.

If the full Board approves the new Policy on May 25, 2023, it will go into effect 30 days after that time. In the interim a copy of the new Policy will be mailed to every Lot Owner of current record.



Board Awards Bid for Additional Speed Bumps

At the April 20, 2023, at the regular Board of Trustees Meeting the Board authorized President Larry Dittloff to award a bid to a Contractor to build three new speed bumps and repaint the existing five speed bumps on the eastern side of Capitol City in an amount not to exceed \$25,000.00.

Five potential contractors were contacted about bidding the speed bump project with only two responding. The low bid of \$16,999.88 was received from and awarded to Everson Asphalt Paving Inc. of Lacey. The next bid for identical work was \$23,890.07 for a difference of \$6,890.19. Everson's references were excellent, and it is hoped that work can begin soon. Adequate funds in the current Operating Budget are available for this project and were budgeted.

The decision to add additional speed bumps was made after a year long review of traffic at Capitol along with the input of Association members.

The three new speed bumps are tentatively being placed at:

- Near the South Sarazen Street intersection with East and West Sarazen.
- In the middle part of Cotton Street near Cotton Court.
- On Congressional just past 64th Street.

The Board will be contacting Lot Owners, for any additional input, before the exact placement is selected.

Next Board Meeting May 25, 2023 at 6:00 p.m., at VIS, 8617 Martin Way East, Lacey.

BOARD MEMBERS:

Larry Dittloff, President
Kevin Rae, Vice President
Randy Luke, Treasurer
Pam Dittloff, Secretary
Peter Sweet, 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.