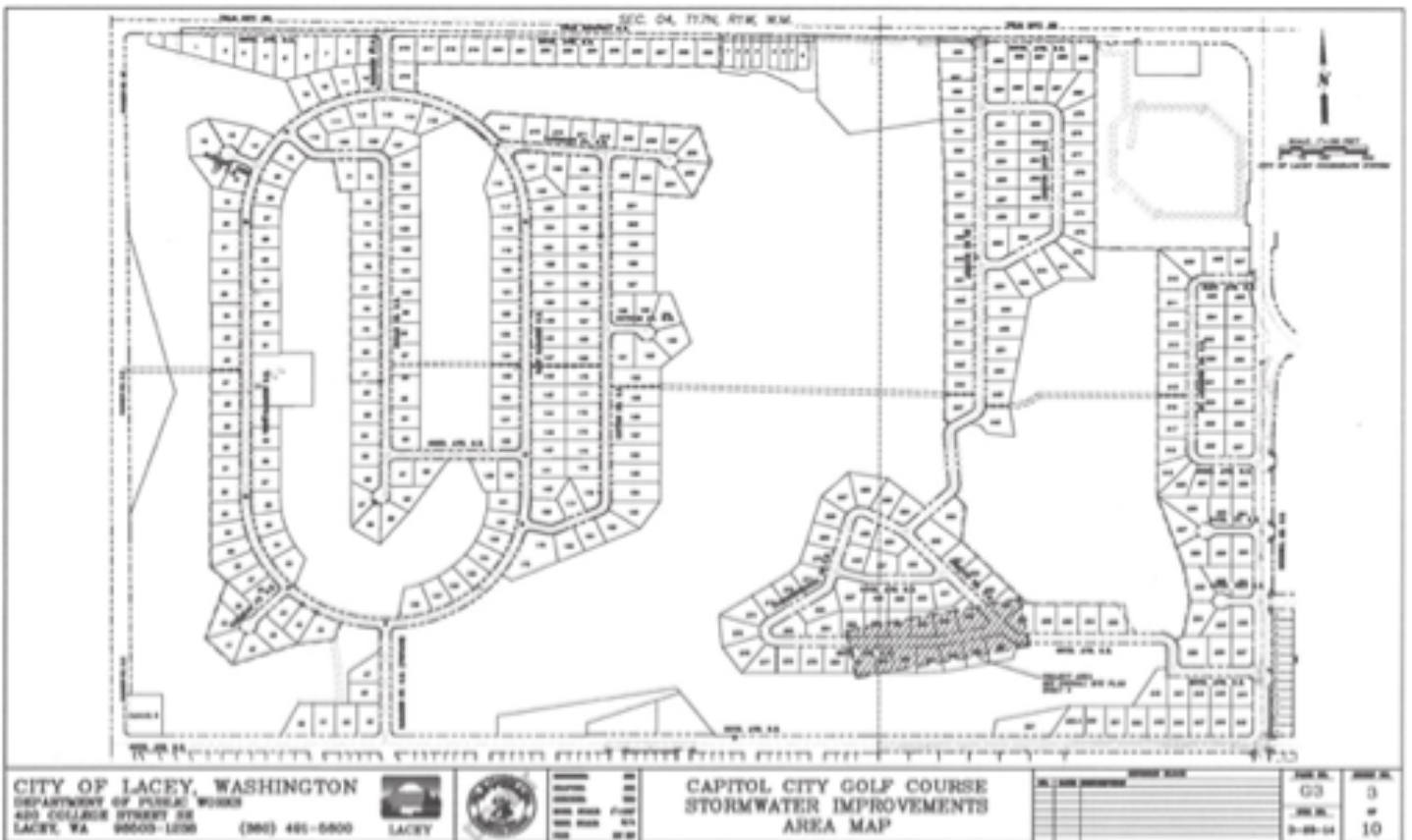




65th Avenue Street Improvements

Jason Kashani, Utilities Engineer, for the City of Lacey recently stated that the city was out to bid on a large project to correct groundwater run off problems on 65th Ave SE at Capitol City Golf Club Estates. Bids for the work are scheduled to be opened on October 3rd, 2023, with work to commence sometime in early November. The work will be extensive with a regrade of a portion of the street for better drainage along with additional catch basins.

Kashani also said “that there most likely will be some documentation that will be required to ensure we have permission of the property owners involved with this project to perform work that is covered by the contract as well as an agreement in place with the HOA to verify that they are willing to own and maintain the new facilities that will be constructed”. That HOA Agreement would be similar to what was previously agreed to with the two recent large City water and sewer projects at Capitol.



Annual Homeowners Meeting is Scheduled

The annual Capitol City Golf Club Estates Homeowners Meeting is scheduled for the Jacob Smith house at 6:00PM on November 16, 2023. Topics to be discussed will be the Operating Budget, a recap of 2023, and plans for 2024. Three Board of Trustee seats will also be open and up for election or re-election.

Summer 2023 Lawn of the Quarter Awarded

Scott Lundberg at 6320 Cotton Drive SE was the Summer's Lawn of the Quarter recipient. Accepting the award on behalf of Scott who was out of the country on a teaching assignment was his son Kai Lundberg. Kai said that the Lundbergs have called Capitol home since 2006 and that they take great pride in maintaining their lawn which is well known for its meticulous sculpting of trees and shrubs. The Board is happy to present this award to the Lundbergs along with a \$50 Gift Certificate to Lowe's.



Capitol City Passes City Storm Water Run Off Requirements

Royce Young, Engineering Technician for the City of Lacey recently informed us that Capitol City had met or exceeded all the City's maintenance requirements for its stormwater run off system for 2023.

That approval came after Vice President Kevin Rae with assistance from Board Member Barry Upton conducted an exhaustive and complete survey of the Capitol City system in which they accurately numbered each catch basin and drywell which are the in-ground receptacles for rainwater run off (Capitol does not have sewers for that purpose). During that survey they also discovered long covered drywells that had not been serviced in years due to ground cover and in one case a gravel driveway.

The final count showed:

37 Catch basins and 16 Drywells on the East side of Capitol

30 Catch basins and 18 Drywells on the West side of Capitol

With this knowledge the HOA decided to take a different approach to the annual maintenance of its groundwater run off program, We are contracting with a company that will complete work only on drywells and catch basins that are in need of pumping or repair rather than just doing maintenance on all catch basins, needed or not. The initial cost for this new approach was \$45,771.00 but with future yearly costs dropping dramatically to about \$5,000.00 vs. the usual expenditure of between \$10,000 to \$15,000. This new approach will also allow the servicing company to gain a much better understanding of Capitol's stormwater run off system. Catchall from Puyallup, after a competitive bid process, was selected by the Board at its July meeting to be the HOA's long term contractor.

Catchall completed their first complete review and work on Capitol's system in early August.



Graffiti!



The Board has noticed a recent increase in property vandalism and graffiti at Capitol City Golf Club Estates. The recent cost to remove graffiti from several mailboxes was over \$500.00. Destroying or damaging a mailbox is a Federal Offense with up to three years in prison and a \$250,000 fine. A stop sign was also recently stolen from an intersection on West Sarazen at a cost of nearly \$400.00 to replace. We have also received reports of other minor vandalism to homes and lots at Capitol.

As Lacey Police advise “if you see something report it”.

One of Many Reasons Why an HOA is Good!

There are many reasons why an HOA is good with just one being maintaining continuity of looks for the community which realtors say enhances the value of all houses. The house pictured does really exist and was seen recently by this writer. The paint job, while extremely well done, is completely incongruent to the neighborhood that the house sits in and has become a controversial eyesore.



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