



Capitol City
GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Winter 2024

City Wishes to Drill New Wells for Capitol City Golf Club Estates and Surrounding Areas



In a letter dated January 4, 2024, Jason Kashani of the City of Lacey (City) officially informed the Board of Trustees of the Capitol City Golf Club Estates (CCGCE) Homeowners Association (HOA) that it is planning to drill additional wells on or near their existing well house/treatment facility located at 6140 West Sarazen St, SE that is within the CCGCE. The City facilities at CCGCE also service surrounding communities like Horizon Point and others.

The City further indicated that to accommodate additional proposed infrastructure upgrades and wells, the City purchased the property located at 6230 West Sarazen St. SE which is immediately adjacent to the existing City 6140 Lot. It is furthermore their desire to demolish the house on the Lot so that the City can add additional wells and support structures. The City also wants to remove certain HOA residential restrictions associated with the property and to allow a change in use from residential to utility/municipal and expand the footprint of our existing well site to include the 6230 Lot.

The changes that the City is asking for will require an amendment of ARTICLE 5 of the 2021 Capitol City Golf Club Estates Declarations. Any change to that article will need at least 67% approval of Residential Lot or Unit Owners along with approval of the Golf Course. This requirement further illustrates the preeminence and importance of the HOA's governing documents.

The Board firmly believes that the City's desire for new and deeper wells are greatly needed. The City and the Board will work jointly in presenting this measure to HOA Owners for their consideration. The Board and the City have already agreed that any architectural changes and lawn standards will be well within existing HOA requirements. More details will follow.

Lawn of the Quarter Winner Announced

The recipients of the **Fall Lawn of the Quarter Award** are Justin and Kara Blume who reside at 4827 63rd Ave. SE. The Blume's who have lived at Capitol City since 2008 also won a \$50 Lowe's Gift Certificate which is part of the award because of their spectacular holiday light display which lit up the entire area around Hogan and 63rd.

The Board also noted that there seemed to be many more Holiday Decorations up during this past season at Capitol than in recent years with many displays being quite creative and festive. The Board is also considering expanding future Fall Awards to include honorable mentions so that other homes can also be recognized for their displays.



65th Street Improvements Held Up Due to Weather

The City recently advised the Board that the \$111,610.00 Stormwater Improvement Project for Capitol City's 65th Street anticipated completion date of February 2024 will be pushed back to as late as April because of weather issues. This delay is allowed under the terms of the City's contract with Russ Construction the General Contractor for the project. At the time of this writing the work that remained was the completion of the installation of several drainage galleries, street regrading and a final asphalt topping.

The need for galleries (underground trench like structures) for ground water run-off in the area rather than the usual Capitol City catch basins is because some of the soil in the work area is unsuitable for good drainage and that there is limited surface workspace.

There is a 10-foot easement in front of all Capitol City Lots for infrastructure improvements like the work that is being done on 65th Street.

Summer Community HOA Event Input

The annual community event, which for the past three years has been a Mixer at the Golf Course Tent, is under review. The **Community Event Organizing Committee** is looking for ideas as to what we should do in 2024. The Mixer was scheduled to try and coincide with **National Night Out** which is 1st Tuesday in August. We are open to your input so please contact Community Event Chair Randy Luke at 360 888 7442 with your thoughts.

Annual Groundwater Run Off Issues

The annual winter rain season is upon us which seems to be getting worse every year. The Board of Trustees (Board) has taken some significant steps on behalf of the Homeowners Association (HOA) in the past few years to improve its **groundwater run-off system** (GWRS). The Capitol Golf Club Estates (CCGCE) system largely consists of catch basins and drywells situated on the sides of the streets that accumulate the groundwater run-off which then allows the water to percolate into the soil. CCGCE does not have storm sewers. Some of the Board's efforts include:

- Adding additional catch basins and related work in 2021 and 2022 to then identified trouble spots at a cost of \$136,000 to the HOA as part of the recent \$18,000,000 City of Lacey (City) Street and Sewer Project.
- Completing a comprehensive survey of the entire system in 2023 that identified and mapped the complete CCGCE's GWRS system and discovering some components that were unknown or buried under landscaping and driveways for years.
- Currently working with the City to correct drainage issues on 65th Street as identified by the Board at a cost of over \$111,600 to the City.
- Hiring a service company to maintain the entire GWRS system on a regular on-going basis.

The Board recognizes that the GWRS was designed and installed in the early 1960's by the original community developer and deemed appropriate at the time for the sandy soil that sits beneath CCGCE. The Board further recognizes that there may now be some parts of GWRS that are now having trouble handling the extreme amounts of groundwater that we are experiencing because of the expansion of impervious surfaces for cut outs and adjacent parking along with increased rainfall due to climate change. The Board is actively monitoring several locations for possible additional catch basins.

One action that could help some of our groundwater run off issues on an immediate basis is for individual Owners to rake off the leaves and debris over the covers of the catch basins in front of or near their houses. Leaf covered catch basin grates account for a large percentage of standing water problems. Some homeowners already clean off drain covers, and the HOA is greatly appreciative of those efforts.

New Board Members Join Board

At the Board of Trustees regular monthly meeting on January 18, 2024, the Board appointed **Andrea Thomson** and **Natalie Coleman** to three-year terms. They will replace Berry Upon and Christina Tremper who had previously resigned because of other commitments.

This year's Officers will be:

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

Board Members:

Peter Sweet
Andrea Thomson
Natalie Coleman

2024 Committees will be:

Architectural Control Committee, Kevin Rae, Chair, Andrea Thomson and Larry Dittloff

Streets and Signs Committee, Kevin Rae, Chair, Randy Luke, Barry Upton and Larry Dittloff

Compliance Committee, Pam Dittloff, Chair, Natalie Coleman, Naomi Obie and Larry Dittloff

Communication Committee (Ad Hoc), Larry Dittloff, Chair, Peter Sweet and Pam Dittloff

Neighborhood Watch: Gabriel Robinson

Newsletter: Pam Dittloff

Web Site: Maureen Meade



Winter Tour 2024!

Saturday, February 17th-Cha-Cha-Cha with a Twist
4 Person Best Ball

Saturday, February 24th-Tour Championship
Top 60 and Ties-Individual-Net