



Capitol City
GOLF CLUB ESTATES

www.cacpitygolfclubestates.com

NEWSLETTER

Fall 2024

Annual Membership Meeting November 21, 2024 6:00 P.M.

The annual Capitol City Golf Club Estates HOA meeting will take place at the Jacob Smith House at 4500 Intelco Loop SE, Lacey, WA 98513.

Highlights of the meeting will include:

- A review of the past year's activities and plans for 2025
- A presentation of the Operating Budget for 2025 which will feature no change in current assessment (dues) level of \$320 per year per lot.
- Election of three HOA Board Members
- A discussion of possible a future community event which have been suggested so far:
 - Outdoor movie night
 - Ice cream social
 - Halloween golf cart parade
 - Food drive
 - Another Mixer at Golf Course tent



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WINTER TOUR SCHEDULE

Friday, November 29th – Black Friday Choker Tournament – 4-Person Best Ball
Saturday, December 14th – Mystery Cup – Individual
Saturday, December 28th – Poison Ball(new) – 4-Person-Best Ball
Saturday, January 11th - Heaven & Hell 3 club – Individual
Saturday, January 18th – Pick-A-Putt – 2 Person Best Ball
Saturday, February 1st – Chicago Tournament – Individual
Saturday, February 15th – Cha-Cha-Cha with a twist–4-Person Best Ball
Saturday, February 22nd – Tour Championship–Top 60 and Ties–Individual–Net Only

Setbacks and Easement Areas

The Board of Trustees of Capitol City Golf Club Estates HOA (Board) again reminds everyone that no structure, fence, or significant landscaping shall be allowed within the **easement area** of 10 feet that runs along the front edge of the street. Also, no **residence** (house) shall be allowed within 25 feet from the edge of the street, or within 10 feet of any property line abutting another Lot. No residence shall be located within 20 feet of lot lines adjacent to the Commercial lots of the golf course and no **accessory building** shall be located within 5 feet of the rear and side property lot lines. These limitations have been in place since the 17th of October 1977. These conditions are currently clearly spelled out in Section 9.4 of the *Capitol City Golf Club Estates Amended and Restated Declaration*. All of Capitol's setbacks and easement rules are completely in accord with and based upon Thurston County and City of Lacey codes.

In the past the Board lacked enforcement tools such as fines and legal actions to ensure that setbacks and easement requirements were met. In 2015 the Board not only contracted with a professional management company to assist the HOA in all matters but also put into place its first **Enforcement Policy** with fines and legal actions for non-complying lots.

In 2015 the Board acknowledged that in the past that some of the HOA's written rules were not enforced and that it would now be very difficult to make old non-compliant set back issues compliant. The Board decided to "grandfather" Capitol City Golf Course Estates as it existed at that time and to go forward adhering to the current CCR's and later Declarations as they existed.

Current lots with features not meeting setbacks and easements rules were in all probability there before 2015.

Audit is Complete

Newman Certified Public Accountants of Bellevue, Washington submitted their annual Independent Auditor's Report of Capitol City Golf Club Estates HOA (CCGCE) for the 2023 financial sheets and found them to be in **Newman's** opinion "complete in order and accurate". The analysis by **Newman** was for the yearly period that ended December 31, 2023. A copy of the report will be available upon request to VIS for a nominal cost. The 2024 audit will be undertaken in Spring of 2025.

As of December 31, 2023:

- Operating Funds were \$159,663
- Replacement Fund (Reserves) were \$308,499
- Totals were \$468,162

Lawn of Quarter is a “Spooktacular”

This Fall’s **Lawn of the Quarter** Award goes to **Colin Hayes and Tashana Klonius** who have resided at 6139 East Sarazen St SE since 2016. Their lawn was judged to be the best because of their extensive Halloween decorations that totally fill up the front of their property. Once Halloween is in the books their equally spectacular Christmas Holiday decorations go up which the entire community is also looking forward to seeing. Thank you, Colin and Tashana, for helping make Capitol City such a great place to live.



Welcome Wagon in High Gear



Board Members **Andrea Thomson** and **Randy Luke**, Co-Chairs of the **Welcome Wagon Committee**, report that they have since this past summer visited 10 of the 12 new 2024 households at Capitol City. Andrea furthermore stated that she and Randy were warmly received at each stop and that the recipients greatly appreciated the welcome baskets that they were given.

Holiday Golf Cart Parade!

This Annual Event will be held **December 21, 2024.**



3:30 p.m. Viewing/Voting at the clubhouse

4:20 p.m. Start

GO DOWN HOLES IN ORDER!

CCGCE HOA Reserves in Strong Position

The Board of Trustees at its regular monthly meeting on September 19, 2024, received from our contractor **Association Reserves** an analysis of our long term 30-year reserve funds (savings) needs. That study said that **CCGCE is in a strong position financially and a low risk of the need for a special assessment**. The State of Washington requires that this study be undertaken yearly for all HOA's. The study is a valuable tool to help budget responsibly. The study contains information that the CCGCE needs to avoid surprise expenses, make informed decisions, save money and protect property values.

Regardless of the assets of the CCGCE, it is a fact of life that the very moment construction is completed, every major building component begins a predictable process of physical deterioration. The current assets of CCGCE include nearly 4 miles of streets with the groundwater run off system, street (pole) lights, signage and mailboxes. We also own two bulletin boards, but they were not included in this study as they are not considered permanent assets.

The objective of the reserve study is to develop a plan to fund our reserves to a level where we can continue to enjoy a low risk for any cash flow problems for asset replacements and/or repairs. Reserve funds are not meant for operating needs.

Highlights of the study from our contractor **Association Reserves** are:

- We are now, as of last summer, in a strong position with our current HOA reserves. We are funded with a starting reserve balance of \$337,168 with a recommended reserve balance of \$285,837 so we are 118.0% over our recommended level.
- This funding level means that CCGCE need for special assessments and deferring maintenance risks are currently low.
- Our current strong position will go down in time at current assessment levels.

We will discuss this study more at the Membership Meeting on November 21, 2024.

Board Meetings are the Third Thursday of the month.

6:00 p.m.

VIS Office, 8617 Martin Way East, Lacey, WA 98516

BOARD MEMBERS:

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|---------------------------|--|
| Larry Dittloff, President | Scott Roth, VIS Manager |
| Kevin Rae, Vice President | Kathleen Noffsinger, Assistant Manager |
| Randy Luke, Treasurer | Maureen Meade, Website Manager |
| Pam Dittloff, Secretary | Pam Dittloff, Newsletter Editor |
| Peter Sweet, Member | Gabriel Robinson, Neighborhood Watch |
| Andrea Thomson, Member | |
| Natalie Coleman, Member | |

Committees:

ACC-Kevin- Chair, members: Larry and Andrea.
Compliance- Pam Chair, members: Natalie, Naomi Obie, and Larry
Roads and Signs- Kevin Chair, members: Peter, Randy, and Larry.
Communication- (Ad Hoc)-Larry, Peter, and Pam.
Welcome- Randy and Andrea.