



*Capitol City*  
GOLF CLUB ESTATES

[www.capcitygolfclubestates.com](http://www.capcitygolfclubestates.com)

NEWSLETTER

Summer/Fall 2025

## Annual Homeowners Meeting is Set

**Save** the date of **November 20, 2025, at 6:00PM** at the **Jacob Smith House** for our annual business get together. This year's event will be different from those in the past. One of the big changes will be that there will be hearty refreshments for attendees. The Order of Business will include the 2026 Budget, a Review of 2025 and a presentation on the proposed **new Declarations and Bylaws that the Membership must ratify.**

**The need for new Declarations (CCR's) and Bylaws is necessary** because of the changing laws concerning HOA'S. The Washington Uniform Common Interest Ownership Act that which is commonly known as **WUCIOA** changes certain ways that HOA's must operate. There is also a need for the Declarations to recognize the conversion of Lot 60 from residential to commercial so that the City of Lacey can demolish the existing house, sink a new deep well and build a new pump house on that site.

Of course, the **Open Forum** where every Member of the HOA has an opportunity to be heard will be part of the Agenda along with a session ending raffle.



Lot 60

## Lawn of the Quarter

The HOA's Lawn of the Quarter for Summer goes to Doran and Janet Fauver at 6441 West Sarazen Street SE for their immaculate care of their lawn that is highlighted by very tasteful and whimsical lawn art.

The Fauvers moved to Capitol City in 2024 from Everett to be closer to family here in the Olympia area and have been actively restoring their lawn ever since with their most recent addition of providing shoulder pavers to their driveway. Jan recently said that they "love it here". As part of the recognition for the near daily work on their lawn they were also given a \$50 Lowe's gift certificate. Jan further stated that they "will put the certificate to good work".



## Trash Container Complaints

The HOA has received complaints from Capitol City Homeowners that their neighbors are putting things in their yard waste, garbage and recycle bins without first asking homeowners if they could do so. On several occasions, the homeowner could not put their own garbage in a bin because it was full of their neighbor's waste. That extra weight can also increase the monthly charge to individual homeowners. The individuals that we spoke with wished that their neighbors would stop using their bins for refuse removal or at the very least ask for permission.

**LeMay Pacific Disposal**, the company that handles Capitol City's waste removal, says that there is a standard charge for all bins that are each less than 300 pounds. Bins over 300 pounds are charged extra on a per ton prorated basis.

When LeMay is picking up our refuse bins they are automatically weighed by the truck's pick-up mechanism and that data is used for the LeMay billings.



# Help Keep Our Streets Beautiful

As many of you know Capitol City Golf Club Estates (CCGCE) streets belong to the Homeowners Association (HOA) rather than the City of Lacey. This fact means that members have more control over our community's appearance and upkeep than your typical city street.

Each year, the HOA attempts to conduct two professional street cleanings which usually occur in the late Spring to clear the Winter debris and late Autumn after most of the leaves have fallen. The Board of Trustees, which manages the HOA would like to do more sweepings but with a cost of \$1800 per occurrence it would place a significant burden on balancing the Annual Budget and keeping yearly assessments at their current level.

At times in between sweepings our streets do start to look a little shabby with the accumulation of rocks from parking areas, common trash, and lawn debris. How the community looks has a direct impact on our property values. Here's where we all can make a real difference: much of what accumulates on our streets can be easily cleaned up by simply sweeping up the area that is directly in front of each Homeowners Lot.

This isn't about adding another chore to your weekend-it is about taking pride in our shared spaces and together to maintain the beautiful community we all chose to call home.

The photograph that is attached is a montage of observed debris that was noted on our streets on a recent neighborhood stroll that could easily be addressed with a quick sweep!

Let's keep Capitol City Golf Club Estates looking great, one lot at a time.





**Registrations Opens at 12:00 pm–Shotgun Start at 1:30 PM**  
INDIVIDUAL GOLFER \$115                      TEAM-Includes 4 Golfers \$460

**Board Meetings are the Third Thursday of the month.  
6:00 p.m.**

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

**BOARD MEMBERS:**

Larry Dittloff, President

Andrea Thomson, Vice President

Randy Luke, Treasurer

Nataly Lee, Secretary

Peter Sweet, Member

John Beezley, Member

Matt Gordon, Member

Scott Roth, VIS Manager

Kathleen Noffsinger, Assistant Manager

Maureen Meade, Website Manager

Pam Dittloff, Newsletter Editor

Gabriel Robinson, Neighborhood Watch

**Committees:**

ACC-Andrea-Chair, members: Larry and John.

Compliance-Nataly, Chair, members: Naomi Obie, and Larry.

Roads and Signs-Larry, Chair, member: Randy.

Communication-Peter, Chair, members: Larry and Matt.

Welcome-Randy and Andrea.