



Capitol City
GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Winter 2026

Annual Association Membership Meeting Draws Large Crowd

On November 20, 2025, Capitol City Golf Club Estates Homeowners Association (HOA) President Larry Dittloff called the Annual Association Membership Meeting to order at 6:00PM. In his opening remarks he introduced fellow Board of Trustees Members Andrea Thomson, Vice President, Randy Luke Treasurer, Nataly Lee, Secretary, Members: Peter Sweet, John Beezley, and Matt Gordon. Larry also thanked Scott Roth, VIS Manager and Kathleen Noffsinger, VIS Assistant Manager, Maureen Mead, Pam Dittloff, Naomi Obie and Sheryl Apte for their contributions to the success of the HOA in 2025.

This year in April the Board of Trustees (Board) decided to merge the community event which had in recent years been held at the **Golf Course Event Tent** with the annual Membership Meeting. It was felt that by combining resources that a better singular event could be held with increased attendance. An estimated 90 people attended the meeting at the new meeting site of the **Lacey Community Center** representing 48 Lots which for the first time in four years constituted a quorum.



Special Presentation of New State Law

A presentation by VIS's **HOA Manager Scott Roth's** of the new **Washington Uniform Common Interest Ownership Act (WUCIOA)** state law that will change some of the ways HOA's statewide will operate.

Scott indicated that to be in accordance with WUCIOA that the *2021 Amended & Restated Declaration for Capitol City Golf Club Estates* (Declaration) which is the main governing document of our HOA must be updated and changed so that it was in complete accord with WUCIOA. The intent of WUCIOA is to **ensure transparency of how HOAs operate across the State of Washington.**

Scott pointed out that many of the new parts of WUCIOA are already a standard practice with our HOA.

Scott also said that the Declarations needed to be updated so that a lot could be changed from residential to commercial so that the City of Lacey could use that lot to build a new pump house and sink a new deeper well for the community.

Committee Reports

Randy Luke delivered an upscale **Treasurer's Report** of the HOA's present finances that show our HOA is in excellent shape with financial assets being \$615,530 with accounts payable of just \$2,215. The Board also approved an Operating Budget of \$143,820 which is the same amount as it has been for the fifth straight year. The Reserves are as of this date \$376,573 for the replacement of the HOA's Assets.

Andrea Thomson reported that **Architectural Control Board (ACC)** had received 93 applications to date being generally approved within 72 hours upon receipt of the committee. The biggest request is for exterior painting. Andrea said that there is an established *Paint Policy* that uses BEHR Paint as a standard and that there is a paint discount through VIS for this product (10% discount by using VIS phone number - 800-537-96190). It was further pointed out that other brands may be substituted with a *Variance* request if the paint approximates the color of a BEHR paint. BEHR is not an exclusive brand.

Larry Dittloff reported for the **Streets and Sign Committee** that Board approved a new working agreement with **Sustainable Groundworks** in dealing with the HOA's ground water run off system. The 62-year-old system is showing signs of age with a small section of Armour Loop caving in in June and failure of grout (concrete) fillings at numerous locations. It was also noted that several overflow pipes from the catch basins to the drywells had been capped off to inhibit the system from working properly. The pipe on Oakmont and Cotton was repaired with the system now functioning much better. The new plan of action is to annually remove each grate cover and do a full inspection and repair and pump on an as needed basis. According to the annual *Reserve Study* the streets should last another 35 years before a grind and overlay will be necessary.

Nataly Lee reported for the **Compliance Committee** that the community is looking a lot better and thanked Members for their efforts to keep Capitol looking great. Nataly referenced that in 2015 the Board decided that from that point forward they would uniformly enforce HOA's rules as they are written but allow then existing non-compliant Lot components to remain (grandfathering) until such time as new Owners assumed a lot or that a lot wanted to make changes or updates. The Board is currently developing an inventory of those few still remaining items that were grandfathered in 2015.

Andrea Thomson reported she and **Randy Luke** of the **Welcome Committee** had stopped and visited 21 new HOA Owners who have moved to our HOA in 2025. Andrea and Randy also developed and provided with local Merchant participation a very nice newcomers gift basket.

Peter Sweet reported that the **Communication Committee** worked with VIS in developing a new *Courtesy Letter* for the initial notification of violations of the HOA rules. He said the Committee work was often to "proof" and review printed documents.

Open Forum

This portion of the meeting brought up a wide variety of topics that were discussed that included complaints about Group Home parking, Golf Course work commencing before 6:00AM, a horse living in the backyard of a residence, speeding vehicles, and Group Homes at Capitol in general.

An informal poll of attendees at the end of event indicated that the new Membership Meeting format was a great success with refreshments, door prizes and that it should continue next year.

Fall/Winter Lawn of the Quarter

This Quarter's *Lawn of the Quarter Award* goes to **Paula Keitzman** at 5932 Cotton Drive SE. who has owned this property since 2021.

Paula's lawn was chosen not only for her brilliant display of Holiday Lights and decorations but also for work for her lawn restoration work. For her efforts the Board presented Paula with a \$50 Lowe's gift certificate as a token of their thanks for a job extremely well done.



Winter Town # 7

Chicago Stableford

Capitol City GOLF CLUB

8AM DOUBLE TEE

JANUARY 31ST

COST
Green fees plus \$15 per player. Prize fund subsidized by Club.

INDIVIDUAL CHICAGO TOURNAMENT. EACH PLAYER IS GIVEN A POINT-QUOTA, BASED ON THEIR HANDICAP. POINTS ARE SCORED: TRIPLE BOGEY OR WORSE -1, DOUBLE BOGEY 0, BOGEY 1, PAR 2, BIRDIE 4, EAGLE 8. PLAYER WHOSE POINT TOTAL FOR 18 HOLES MOST EXCEEDS THEIR POINT QUOTA WINS.

Open anyone with a current USGA handicap. Players will receive full handicaps. Each player must have a USGA Index to compete or play as a 0 handicap.

**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
Matt Gordon, Secretary
Nataly Lee, Member
John Beezley, Member

Scott Roth, VIS Manager
Kathleen Noffsinger, Assistant Manager
Maureen Mead, Website Manager
Pam Dittloff, Newsletter Editor

Committees:

ACC-Andrea-Chair, members: Larry and John.
Compliance-Nataly, Chair, members: Naomi Obie, Matt, and Larry.
Roads and Signs-Randy Chair, member: John and Larry.
Communication-Larry, Chair, members: Andrea and Matt.
Welcome-Randy and Andrea.

HAPPY VALENTINES DAY!

