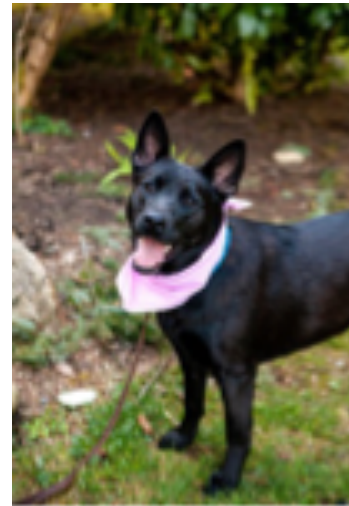




Dog Attacks

A series of recent off-leash dog sightings and attacks at Capitol City Golf Club Estates (CCGCE) on other pets and people highlight the need to state in this edition of the *Newsletter* the current rules that are in place and are enforced at CCGCE.

The approved *2022 Rules and Regulations* and the current *2021 Declarations* of the CCGCE clearly spell out the rules concerning Pets, which are:



1. Domestic household pets, such as cats, birds and dogs, may be kept by residents if the pets are well managed and not raised for commercial purposes. Inappropriate behavior such as excessive barking or aggressive behavior is not allowed. Poultry or livestock are not permitted at CCGCE.
2. Pets are not to be left alone or unattended while outdoors. No pets shall be left free to roam. No pet shall be tethered, tied up or caged for extended periods. Animals may not be tied to a tree, fence or tie down outside of an enclosed fence area.
3. **Pets that are off premises of owner at CCGCE must be on a leash.**
4. Pet owners are responsible for cleaning up all waste of their pets both on common areas and the Owner's lot.
5. The Municipal Code of the City of Lacey, Sections 7.04.050 to 7.04.80 that concerns animals are fully incorporated into the *Rules and Regulations Policy*.
6. Pets are not permitted to exercise on the Golf Course

The Board furthermore retains the right to require Lot Owner's and their renters to remove a pet from CCGCE that it considers a danger or nuisance to other Residents or their pets, after providing the Owner of the problem pet with Notice and Opportunity to be Heard. Owner complaints about noncomplying animals are taken seriously. If a neighbor-to-neighbor resolution cannot be achieved matters have and will be referred to Animal Control.

CCGCE pet restrictions are subject to federal laws regarding disability, and requests for accommodations relating to service or support animals.

Slow Going in Ratification of New Declarations

As of April 16, 2026, only 55 affirmative votes have been collected in the ratification of the proposed *2026 Capitol City Golf Club Estates Declarations*. This new document would replace the *2021 Declarations* which is the **basic governing document** for our Homeowners Association (HOA). In order pass this measure 67% of the Membership or 285 votes must indicate yes. At this point we are well short of the required positive vote.

There are two main reasons for the need to update the *2021 Declarations* which are:

- The Declarations now clearly state that there are 426 total Lots at Capitol City Golf Club Estates (CCGCE) with 399 being single family lots, 8 Condominium (Town house) lots and 12 Commercial (Golf Course) Lots. To allow the lot at 6230 West Sarazen to become Commercial lot so that the City of Lacey (City) can build a new pump house and sink new wells the *Declarations* must recognize that change.
- The other reason is to formally incorporate and recognize the *Washington Uniform Common Interest Ownership Act (WUCIOA)* into our main governing document.

To achieve both objectives a new version of the *Declarations* had to be written that incorporated both needs and approved by the CCGCE Homeowners Association (HOA). The HOA's Legal Team drew up the new and updated version of the Declarations and approved by the HOA's Board of Trustees (Board) which were then mailed to all Homeowners of record last Summer for review and vote.

A formal Agreement with the HOA and the City was drawn up and executed on 1/10/2025 to achieve the objective of the passage of the new Declarations.

It was further agreed that the City rather than the HOA Board would take the lead in gaining the necessary approval from the Membership of the HOA as they were most anxious to provide a deeper water source for the HOA and continue to meet required water standards. At the time of the signing of the Agreement the HOA's President, Larry Dittloff, highly recommend, based upon his experience in the passage of the 2021 Declarations, that when sending the document out to the Membership for consideration that a return addressed and **stamped envelope** be included. That recommendation was not acted upon by the City and they are now considering going door to door to gain approval. Another challenge facing the City is that unlike the 2021 passage which required only a 51% (217 votes) approval rate now with the new WUCIOA laws in place a 67% (285 votes) approval rate is now required.

Upon approval of the new *Declarations* the City can start constructing a new pump house and sinking new wells. The already completed demolition and clearing of the 6230 West Sarazen lot was allowed under provisions of the *2021 Declarations* which will remain in effect until passage of the new *Declarations*.

City Lot

Before



Now



Spring Lawn of the Quarter

Jane Arneson who has owned 6209 Hogan for four years stated that she was delighted and surprised to receive the Spring Lawn of the Quarter Award. Jane said that she is just starting to get her lawn in order for Summer. The Board commented that her on-going restoration of her lawn has been long admired and now could be recognized. Jane also indicated that she liked the tranquility of Capitol City Golf Club Estates and especially liked the \$50 Lowe's gift card that she received as part of the award.



5TH ANNUAL BODIE'S LIGHT INVITATIONAL

INTERESTED IN
SPONSORING A HOLE? SCAN
THE QR FOR MORE DETAILS!

Register Here:



SCAN ME

\$600 PER TEAM OR \$150 PER
GOLFER

REGISTER BEFORE MARCH
31ST \$500 PER TEAM OR \$125
PER GOLFER

SATURDAY MAY 9TH, 2026

1:30 PM

CAPITOL CITY GOLF COURSE

**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	Scott Roth, VIS Manager
Andrea Thomson, Vice President	Kathy Frye, Assistant Manager
Randy Luke, Treasurer	Maureen Meade, Website Manager
Matt Gordon, Secretary	Pam Dittloff, Newsletter Editor
Nataly Lee, Member	
John Beezley, Member	

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 MOTHER'S DAY!
MAY 10TH**

Origins:

The American holiday was founded by Anna Jarvis in 1908 to honor mothers, and it was officially recognized in 1914. While it has become commercialized, its roots are in recognizing the efforts and sacrifices of mothers.

