



Capitol City
GOLF CLUB ESTATES

www.capcitygolfclubestates.com

NEWSLETTER

Summer/Fall 2026

Architectural Control Committee (ACC) Changes

As has been previously stated in the *Newsletter* and at the 2025 November Membership Meeting the State of Washington has made some major changes in the way homeowner associations operate. Those changes were encapsulated in the Washington Uniform Common Interest Ownership Act (WUCIOA). One of the major changes was that the Architectural Control Committee (ACC) must meet in a public manner so that all interested parties can observe and be heard during that meeting. WUCIOA also says that the ACC is now only an advisory committee and that any final decisions must be made at a regular and publicized full board meeting. A big problem emerged as the full Capitol City Golf Club Estates Board of Trustees Board (Board) meets once a month with that time being the only time that ACC Applications could be considered and greatly slowing the ACC process.

Both the Board and many Members stated that the new mandated process was not responsive to the needs of all concerned and needed some fine tuning.

To better serve the Members of the CCGCE HOA the Board decided on July 17, 2026, at its regular meeting to meet more often so that ACC Applications could be considered in a timelier manner.

- The ACC will meet with the full Board on the first Friday of each month to only consider ACC Applications. This meeting is a ZOOM only Meeting.
- The entire Board will continue to meet the third Thursday at the VIS Office on East Martin Way to undertake its normal Agenda and any other ACC Applications that were not otherwise handled at the first Friday ZOOM Meeting.

This change in ACC Application consideration and approval will not only speed up the process from once a month but also meets the requirements of WUCIOA as all meetings will be available for viewing and participation.

If a member would like to observe or be heard at any Board Meeting they should contact VIS Management for schedules and links.

Lawn of the Quarter



The Summer/Fall Lawn of the Quarter Winner is Michael and Kathleen Eacrett who reside at 6122 Armour Drive. The Eacrett's lawn is described by Board observations as beautiful, intricate and nearly flawless. Michael accepted the award of the \$50 gift certificate to Lowe's with great appreciation.

Operational Updates

The Board managed the every other year **painting of Capitol's 27 speed humps** on July 6, 2026, and on July 21, 2026 it oversaw the first of **two annual street sweepings**. The second sweeping typically takes place in December.

At the August 20, 2026 Regular Board Meeting, the Board received the long-awaited cost estimate from it's Contractor **Sustainable Groundworks** for repair work for the two most troublesome groundwater runoff sites.

The estimate/Bid from **Sustainable** was \$67,108.11 for a September 2026 remediation of North Sarazen problem and an exploration of the cause of flooding on Cotton near its meeting with East Sarazen. The Board decided that the matter should go out to bid or a request for proposal (RFP) to ensure that the best solution to the problem is attained at a competitive cost. In all likelihood repair work will not be completed until sometime in 2027.

The Board did authorize **Sustainable** to go forward with the pumping of the worst of the 89 Catch Basins and Drywells that were "flagged" by the City of Lacey in need of attention.

A Budget of \$10,000 was established for all groundwater run off work in 2026. **Sustainable** inspected all 111 catch basins and drywells at a cost of \$1,647 with the balance being available for the pumping of catch basins and drywells. Work will be concentrated on the West side of the community as the East received most of the attention in 2025.

Nighttime Prowler

It has been reported and documented by home security cameras of a prowler that has been trespassing on various lots in the late dark hours of night. So far a man has been seen and reported on Oakmont, Congressional, 65th and most recently Hogan. A recent car prowl resulted in a purse being stolen that included ID's and credit cards.

This issue is a public safety matter that falls under the jurisdiction of the **Lacey City Police (LCP)**. Any future incidents should be reported to the LCP at 360-459-4333. LCP is aware of our neighborhood prowler or prowlers.

Residents of Capitol Golf Club Estates are advised to exercise common sense security measures like keeping garage doors closed, locking exterior doors at night, maintain outdoor night lighting and the like.

2026 Golf Cart Parade is Back on December 19th!



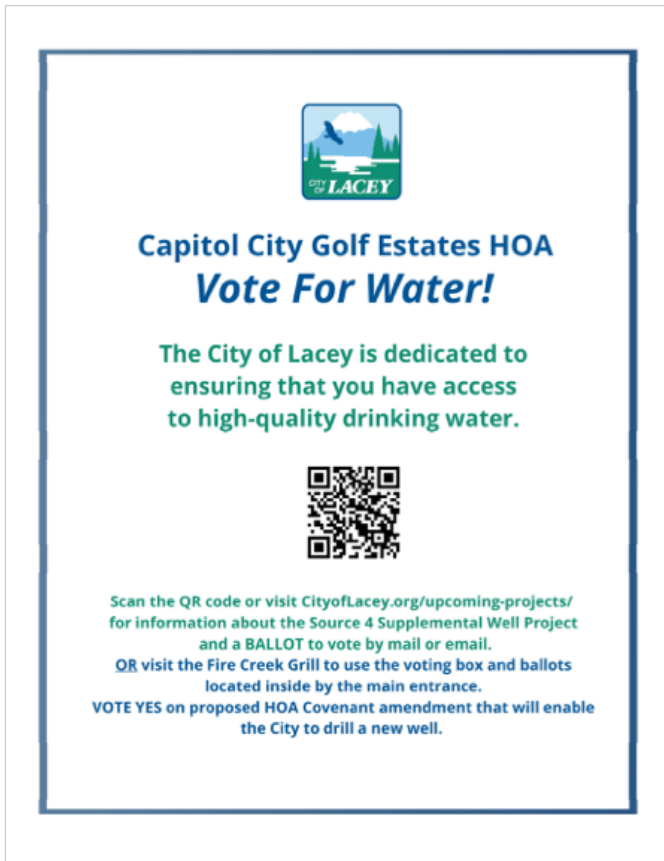
In 2025 there wasn't an annual Golf Cart Christmas Parade which for some was a much-anticipated event. According to Francisco Flores the Food and Beverage Manager at the Firecreek Clubhouse the event was always a Member driven one and not really something that the Golf Course or the HOA formally sponsored. Several Members have asked the Board what if anything can be done to revise the event. The Board was going to publicize the need for an Event Coordinator but the Board learned subsequently that a member group of volunteers are already planning a revival of the parade.

Both the Golf Course and the HOA are completely on board for the event to happen on December 19th. Participants are asked to donate a canned food item. No Chilli will be served this year but menu items will be available for purchase at the Firecreek. For more details and information and if a golf cart is needed, please contact Debi at 360-561-4538, Kathy at 360-801-7560, or Sheila at 360-790-4586.

The Counts Go On

At the last regular Board Meeting on August 20, 2016, VIS Community Manager Scott Roth reported that the Capitol City Golf Club Estates HOA has now received just over 83 of the 282 affirmative votes necessary towards the passage of the new 2026 Declarations. That document would allow the construction of a new deep water well that the City of Lacey states is necessary and the incorporation of changes that the State of Washington has mandated in how the CCGCE HOA operates.

If you have not already voted you can do so by having your smart phone read the attached QR code and following the simple directions when the link is opened or simply return your previously given ballot.



Annual Membership Meeting Confirmed

The **2026 Annual Membership Meeting** has again been set for the **Lacey Community Center** November 19, 2026, at 6:00PM. This year's format will be similar to last year's fun and informative event. Snacks and beverages will be provided.

New Board Member

Kayleigh Jarrell, long time Capitol resident and recent homeowner, was appointed to the Board of Trustees by the full Board on August 20, 2026. Kayleigh will serve on two committees as well for her three year term.

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
Kayleigh Jarrell, Member

Scott Roth, VIS Manager
Kathy Frye, Assistant Manager
Maureen Meade, Website Manager
Pam Dittloff, Newsletter Editor