



## Vista Del Lago Newsletter #18

### Welcome to a few new newsletter recipients.....

I was able to add some new email addresses to my list, so I would like to take this opportunity to welcome you as new readers. I try to publish a newsletter each month and find that during the summer months, I am able to collect enough news to publish them more frequently. In this newsletter we offer reminders from the Board and our committees, which include the Architectural, Building and Grounds, Finance, Social and Membership Committees. I also include just about anything else that is requested of me to add, such as upcoming events, a mention of past events, items for sale, and helpful tips, to name a few. I hope you enjoy the newsletter and if you feel it is spam, let me know and I will remove you from the list. So far, nobody has taken me up on that offer!!

### Message from Steve Hodgson and the Building and Grounds guys.....

We need volunteers to complete some projects around VDL. Some of the projects require some skill, while others just require grunt work. If you are able and willing to volunteer for a job and would like additional information, please contact **Steve Hodgson** ([XXX@XXX.XXX](mailto:XXX@XXX.XXX) or phone number ###-###-#### or lot #83) or any of the **B&G's** members.

**Steve** needs volunteers for the following projects:

- ✓ Paint the cement on the north side of the club house building.
- ✓ Pack and apply cold patch to road sink hole near drain at park entrance.
- ✓ Install shower enclosure (Carpenter skills required).
- ✓ Make recycle signs for dumpster (John MacPherson???)
- ✓ Pressure wash and remove cob webs from clubhouse.
- ✓ Clean up common areas (remove rubbish and weeds).

\*\*The homeowner's association will reimburse expenses associated with these projects and/or supply the necessary tools and equipment. It would be great to have a couple of volunteers for each project. If you are not quite confident in your own skills, but would like to help a more experienced person with the job, let **Steve** know and he may be able to hook you up.

There is also a list of these projects on the bulletin board in the downstairs area of the clubhouse.

### **Keep your lots weed free.....**

This is yet another plea for owners to keep their lots weed-free. Most of the lots are looking pretty good, but there are a few lots which are getting a thick cover of weeds. These weeds spread very easily to the common areas and other owner's property. If you do not keep your lot weed-free, the **Building and Ground's** Committee will hire a person to spray for weeds and forward the charge along to you.

### **CC&R, lot by lot review.....**

The Board has received several complaints from neighbors and owners in general, in regards to violations of the setback rules and other rules. Basically, your RV, park model and/or resort home must be a minimum of 5 feet from the property line. For RV's, this means that if you have a slide out, when it is fully extended, it must be 5 feet from the property line. About the only item that can be closer to the property line than 5 feet, is a shed. A shed must be at least 3 feet from the property line.

The Board has tried to address this on a one by one complaint basis, but is finding itself overrun with complaints. Therefore, beginning August 18<sup>th</sup>, members of the Board and the **Architectural Committee** are going to conduct a lot by lot review of every lot in VDL. The team will have a copy of the CC&R's and will evaluate every lot to include setbacks, storage of items on lots, weeds, upholstered furniture, items in disrepair, etc. It is the team's intention to work with the property owners to gain compliance. It is not meant to be a punitive process. However, if compliance is not gained, a punitive process will ensue.

Please take a proactive stance and look around your lot, take some measurements, pick up those weeds, remove items that should be in an enclosed storage unit and most of all, review the CC&R's to make sure you are in compliance before the team arrives. This will speed up the process all around.

In cases where there is no reasonable fix, such as a resort home or park model situated within the 5 foot setback, there will be a grandfathering of certain non-compliance issues. It is unreasonable to think someone will move their house, or chop the top off their shed, and the team will make every effort to work with the property owner to issue a variance.

### **The variances will not be precedence based. They will be granted on a case by case basis only.**

This is not meant to frighten anyone, or make anyone uptight about the process, rather it is intended to give everyone the same information with which to go forward and scrutinize their lot ahead of time and to work with the Board to gain compliance. If you have any questions that you would like answered ahead of time, please grab one of the **Architectural Committee** members and have them review your issue.

The team will make efforts to advise you when your lot review will take place, so you can arrange to meet with them while they are doing the review.

### **Pool furniture project/Yard sale results.....**

I am pleased to announce that we busted through our yard sale goal. I was hoping to make \$500.00 at the yard sale. By day's end, we had made **\$978.00!!** So many people helped make this a success that I cannot begin to name everyone, but the key people who stuck it out from beginning to end were **Jim Baker**, **Pat Ogle**, **Dick Groendyke** and **Marilyn Talley**. There were many others who helped set up, sell, clean up, cook hotdogs, set up signs (**John**, thank you), that is was a true community effort and a huge success. Thanks to everyone who donated items as well. Without the great stuff, we would not have been so successful.

In addition, **Rita McCann** announced to me that she and **Cindy Sneesby** collected **\$1217.00** in cash donations for the purchase of pool furniture. **Rita** and **Cindy** spent a lot of time scouring Costco's on both the east and west side. They were able to purchase 11 lounge chairs and 6 smaller tables, even though we started this project late in the summer selling season.

With the money we have left over from the cash donations (\$218.57) and the proceeds from the yard sale (\$978), we have a total of **\$1196.57** left to purchase additional patio furniture with next year.

I am going to purchase some back-up umbrellas this year and if we are able to locate any more Costco furniture, we will buy it. However, **Rita** was told by Costco that their stock is totally out and they will not receive any more this season. We are going to try to go directly to the manufacturer as one last ditch effort.

Those who donated cash towards the effort were:

**Jeff & Rita McCann**  
**Dave & Cindy Sneesby**  
**Lyle & Leslie Burns**  
**John & Joy MacPherson**  
**Wayne & Donna Gordon**  
**Ed & Una Hickey**  
**Harvey & Carol Simpson**  
**Jim & Karen Norton**  
**Linette & Dallas Widen**  
**Steve & Heidi Hodgson**  
**Rick & Jackie Olivier**  
**Bob & Corky Sessous**

Next year we will be purchasing 3 more lounge chairs (so we have a total of 20), more round tables and matching chairs.

### **Age Verification in progress.....**

Thanks to all of you who have exhibited great patience while I collect your age information so I can fulfill my secretarial duties in completing an age verification survey. If you have not already filled out and returned your age verification form, will you please do that asap?? We really need this information now that we are getting down to the last final sales. In addition re-sales are beginning to occur with some frequency and the Board must be prepared to grant or deny approval requests. The Board must have an accurate accounting of the number of lots which are owned by owners who are under 55, as the law only allows VDL to have 20% of the owners be under 55. In VDL that equates to a total of 16 owners.

Forms are located on the cabinet, just inside the upstairs clubhouse door. You can fill it out and slide it under the Board member office door, or give it to any Board member.

We will be conducting this survey every two years, as is required by law. Therefore I would like to get a fresh start now, making it an easier task in future years.

### **Lot re-sales and Board approval.....**

This is a reminder that if you are going to place your lot up for sale, you must have board approval prior to selling the lot. You must fill out a Lot Re-Sale form and submit it to the Board before any approval will be granted. If the Board does not receive this form and grant approval, the sale will be blocked with the title company.

You can request a form from any Board member.

Following this policy helps ensure the 55 and over integrity of the park and ensures a smooth real estate transaction for both the buyer and seller.

As another reminder, when you are selling your lot, please be sure to tell the buyer that only RV's and manufactured homes, 900 feet and under, are allowed in the park. It is not possible to "build" on your lot and some prospective buyers seemed caught by surprise when they are told of the restrictions.

### **Got bugs???**

If you have bugs such as earwigs, wasps, bees, etc, you might consider having your yard sprayed by **Green Thumb Spray Service**. They charge approximately \$45 per lot and the spray really helps keep the pests at bay. I have my lot sprayed in the spring, around May and again in July. This routine helps keep my lot virtually bug free all season. The phone number for **Keith at Green Thumb** is **509-682-1370** or **1-800-800-0283**. For convenience, you can call and order the service over the phone and **Keith** will send you an invoice to your home. He will also schedule you for year to year service, so you only have to call once for the initial set up.....how easy is that??!!

Well, that's about it for now. As always, if you would like to make an announcement or have an item of interest for the newsletter, please forward me the information and I will include it in the next edition.

See ya around the pool.....and don't forget your sunscreen!!

**Leslie Burns**

**Newsletter chief of operations, editor and distributor**