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55+ Community

Most VDL owners purchased their parcels to enjoy the benefits of living in a 55+ community. To maintain VDL status as a "55+ Community", the Association must completely comply with Federal Law 24 CFR Part 100 Implementation of the Housing for Older Persons Act of 1995. (Information and examples of the application of this law are well indicated in the Federal Register, Volume 64 Number 63 https://www.hud.gov/sites/documents/DOC_7770.PDF .) For Example, the community must have policies and procedures for ensuring compliance, such as VDL's "Rules, Regulations, and Policy For Housing For Persons 55 Years of Age and Older" which was adopted by the Board at the May 2018 meeting. This policy was recommended and created by VDL's HOA attorney.

The Federal Law allows a maximum of 20% of the properties to have no occupant who is 55 years or older. This maximum allowance should be reserved for special situations. For example: an owner who is over 55 years old and a co-owner who is under 55 years of age have a VDL home, and the older owner passes-away. If VDL is at the 20% maximum allowed, this surviving owner would be forced to leave VDL or VDL would lose their status as 55+ Community. VDL's 55+ Policy would protect this person by minimizing the total number of occupants under 55 years old and allow the survivor to continue to occupy the property.

The calculation for the 20% maximum allowance for parcels without an occupant who is 55 years or older depends on several factors; some of these factors may be difficult to determine. These factors include, but not limited to, the number of parcels that have been occupied during the year, number of parcels owned by an Association Member, and number of days the parcel is occupied without one person who is 55 years and older. The % is not simply the number of parcels without a 55+ occupant divided by the total number privately owned parcels within VDL.

If VDL's Association members want to preserve VDL's special status as a "55+ Community", then they should proactively support the efforts of the Board to avoid risks that may result in non-compliance to Federal Law 24CFR Part 100.

Gary Mansell, Member at Large

Fewer Rule Documents

VDL has several governing documents that indicate requirements for people who own, lease or visit our community. The Board recently passed a revised "Rules and Enforcement" document to delete requirements that are stated in the Declaration and inserting some requirements that were stated in other rules which have been or will be rescinded, e.g. Condensed Rules for Renters and Storage lot Rules. This effort should result in a small number of rules which are clear and concise. If you have concerns or comments about this effort, please forward an email to the Board.

Keep VDL Beautiful



Let's do our utmost to keep VDL beautiful and property values high by maintaining the appearance of your lot. Pull those pesky weeds, remove unsightly dead trees and shrubs, and trim overgrown shrubs used as fencing along boundary lines. Maximum height of vegetation is five feet, unless otherwise approved by the ACC and height does not become a nuisance.

In addition, store tools and equipment out of sight from the street or neighbor's property. Please complete spring cleanup no later than May 30th.

VDL is a highly desirable place to live — let's keep it that way.



RV Storage Lots

Please let Jeff McCann who is the RV Storage Lot manager know whether you intend to retain your space after June 1. There's a waiting list, and if you're not using the space, let someone license that space.

Parking space number 3 is the only space reserved for a guest's RV for a maximum stay of one week. Use of this space must be approved by the Board prior to the guest using this it. Please submit requests to use this space to Jeff McCann well in advance.

ARCHITECTURAL COMMITTEE WORKSHEET PROCESS



The Architectural Control Committee (ACC) has an important role in maintaining VDL's safety, appearance, and property values. The ACC reviews and accepts improvement projects based on VDL's governing documents and past experience of other projects relative to Chelan County's acceptance.

Before starting an improvement project, the lot owner must submit a worksheet to the ACC for approval. The ACC will either approve the worksheet or reject it with comments which are conveyed by either a written or email notice. If the worksheet is approved, the owner has 6 months to complete the project. If more time is necessary, the owner must request an extension.

Once the project is complete, the owner must request the ACC to inspect the work per the approved worksheet. The owner may not occupy or use the completed work until acceptance by the ACC. If the work requires a Chelan County building permit, the ACC will want a copy of County's final inspection record.

The County inspectors occasionally drive through VDL checking for compliance with the Chelan County Code. Let's not create issues by building without a permit.

Selling Your VDL Property?

If you've decided to sell your property, please send an email to Lori Combs, at Lot 56, who is the Membership Committee chairperson lac80@msn.com. Your property will be listed on a sheet in the display box at the entrance to the Community Center.

When listing your lot, indicate the lot is within a 55+ development in compliance with VDL's 55+ Policy. Review the Hearing Examiner's Decisions and Findings dated on 2011. To avoid potential title issues, obtain a Certificate of Exemption from Chelan County Planning Department. Ensure prospective buyers have a copy of VDL's governing documents.

To help you navigate through the process of selling your property, please follow these helpful hints and tips:

- Work with a Realtor who is experienced in selling homes in a Community Association, like Vista Del Lago, this will help you avoid unnecessary fees and delays
- Select an Escrow or Title company that specializes in the sales of homes in Community Associations.
- With every change in Occupancy, the Association levies a \$100 transfer fee
- Ensure at least one of the Perspective buyers is 55 years or older and the property will be occupied by at least one person who is 55 years or older. Each perspective buyer must submit a Contact Information Form (CIF) along with the Association's Age Verification Form (AVF) to the Board for review and approval prior to the sale of the property.
- Your Escrow or Title company may require a Questionnaire to be submitted with closing. There is a cost associated with the completion of these documents, so please have your Escrow or Title company contact 3stripe as soon as they are able. Doing so will help to reduce the cost associated with this request.




Clean-Up After Pets



VDL's existing rules require pet owners to clean-up after their pets. Some owners have used VDL's lawns as a place for their pets to urinate which is not compliant with the rule and causes unsightly damage to the lawns. Pet owners should either provide facilities on their lots for their pet to urinate or take the pet to one of the gravel areas designated with a Mutt Mitt station. All pet feces must be bagged and placed in the dumpster.

Outdoor Lighting

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- Outdoor lights within VDL should not be a nuisance to neighbors. VDL's Declaration and Rules have requirements for lighting and prohibits nuisances. Within the Chelan County Code, the Manson area has "Dark Skies" requirements to guard against light pollution. Please provide lights that minimize light pollution:
1. Use shielded and downward projecting light fixtures, except for low voltage landscaping lights which provide less than 50 lumens of brightness.
 2. Do not use lights that directly shine onto neighboring property or are activated by motion in neighboring property or common areas.
 3. Do not use blinking, flashing, or fluttering lights, except for temporary holiday displays.

Leasing Your VDL Property?

If you've decided to lease your property or allow others to occupy your property for extended stays, please be aware of the following:

1. Lease agreements must reference VDL's Declaration and rules, such that these documents become part of the agreement. All occupants must comply with all of VDL's Declaration and Rules.
2. The owner is responsible for the tenant's compliance with VDL's Declaration and Rules. Non-owner persons who occupy property within VDL for extended stays are tenants whether or not there's a lease agreement.
3. At least one tenant must be 55 years old or older. Children and teens who are younger than 18 years old may only visit VDL in accordance with the Declaration.
4. All tenants must be listed on the lease agreement.
5. Lease agreement should be for a period that does not exceed six months.
6. Lease agreement must be for a period of at least 45 days.
7. Lease or other occupancy agreements must be submitted to the Board for review and approval.
8. When a owner leases their lot to a tenant, the owner is prohibited from using VDL's facilities, including but not limited to the Community Center, Pool, RV Storage lot and trash collection dumpsters.
9. There are many significant legal responsibilities in being a Landlord which are indicated in Washington State's Residential Landlord-Tenant Act, RCW Chapter 59.18.

Keep the Lid on Trash Expenses

Take the time to crush containers and cut-up cardboard boxes before depositing into the Zippy dumpster. Uncrushed boxes, cans, milk cartons, plastic jugs, and the like quickly fill-up the dumpster which results in an over-filled dumpster or trash left outside of the dumpster. Zippy charges us extra when the dumpster lids can't be shut or their driver has to pick-up trash outside of the dumpster.



Soirees and Social Events Wanted

If you're considering hosting an event for the VDL members at the commons areas or help with a VDL planned event, please contact Linda Newell who is Social Committee chairperson.

We had some great events last year, including pool parties, breakfast feed, and potlucks, so let's continue with the traditions.



Ginger Keel has volunteered to be the webmaster for VDL 's Website. In this role, she'll be initially comparing costs and potential improvements with creating a new website. One improvement could be three or four levels of access: one level for the general public, another level for tenants and third level for HOA members. An easier capability of adding or changing content would be another improvement. If VDL's Board decides to go ahead with a new website and you have ideas for it, please contact Ginger Keel.

VDL HOA Board Members:

President: Jeff McCann

Vice President: KJ Casady

Treasurer: Brad Neal

Member-at-large: Gary Mansell

Secretary: Sharon Johnson

Property Management: 3Stripe