

VISTA DEL LAGO RESORT



Homeowners' Newsletter

Fall 2015

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On Board

The VDL volunteers continue to do enormous duties for the VDL community, unfortunately there's only a hand full of owners that do most of the volunteering. Without these volunteers, it would take a huge increase in quarterly dues to provide the same services. If you're able to help out, please don't be shy and volunteer for a committee. Also, consider adding your name for a Board position next year.

Thanks the following volunteers who helped with putting the pool furniture away; Gary Collins, Clint & Lori Combs, Mike Anderson, Cory Zimmel, Rick & Bev Eickhoff, Dan Withers, Dave Jansen, and Brandon King. We're now ready for winter.

In addition, thanks to the Pool Committee volunteers that kept the pool within County Health standards and daily recordings throughout the season. Jim Dixon, Doug Connell, Rich Putman, and Mike Anderson are the Pool Committee, and we owe them a lot of gratitude for maintaining the pool. A special thanks to Mike Anderson who spent countless hours, especially the many days that he spent cleaning the ash from the fires out of the pool (sometimes twice per day) and spraying the ash off the furniture. The pool sparkled all season!

I want to especially thank Gary Collins for his incredible efforts. It's not uncommon for him to have a broom in hand sweeping gravel from the streets or brushing down spider webs on the common buildings. However, most importantly he has managed the contractors who have done major repairs to the irrigation system, roads and common unimproved areas.

Gary Mansell,
VDL HOA President

Certificate of Exemption — It's Extremely Important!

Every VDL property owner should now have a Certificate of Exemption for their lot that's issued by Chelan County. This certificate makes your VDL lot legal. As we proceed negotiating with Chelan County, it's important that all lots have a Certificate of Exemption. If you need help in applying for the certificate, please contact the VDL president Gary Mansell. If you have the certificate, please inform the Board of it by sending an email to vdboard@vdlhoa.org.

Recreation News

Horseshoes Anyone?

Dave Heise is offering a horseshoes set to VDL. Please let us know whether you'd be interested in having horseshoe pits provided at one of the common areas. If so, where ?



Ping Pong

We now have a fold down ping-pong table in the downstairs clubhouse. Many of the owners have already enjoyed using it. Thanks to Don & Sue Jewett for donating the table.



Selling or Renting Your VDL Property?

Contact The Membership Committee

If you're planning on selling or renting your property, then please contact Lori Combs. Lori Combs is Membership Committee chairperson; she and her committee will be very helpful in providing you documentation and information on selling or renting property at VDL. They also provide age verification forms that are used as records to indicate at least one occupant is 55 years old for at least 80% of the VDL lots. This ensures VDL's status as 55 plus community.



There's also documentation provided by 3Stripe to escrow companies and the buyer's lender. Each of these documents is charged at the rate of \$125. If the owner has to be tracked down by 3Stripe, then there's an additional charge of \$75.

Eventually, we'll have a site on the VDL website that'll list properties for sale or rent. This part of the website will be accessible by the public.

Pool News

The pool has been winterized and the cover is installed; and it's now closed for the season.



Quarterly Dues To Be Adjusted Back To The Previous Rate

The VDL CC&Rs Article XIII Regular Assessment Section 4, Article IX Notices for all Purposes Section 3, and By-Laws 10 Miscellaneous Provisions indicate requirements for notices and increases in the quarterly dues. According to the HOA attorney, VDL owners must be notified of increases in HOA dues 30 days before the VDL fiscal year start which is April 1st the fiscal year is indicated in the By-Laws Since this wasn't done, the quarterly dues are \$267 until an increase is properly imposed. If you paid over that amount, then the extra amount will be credited on the next quarterly payment, unless a refund is requested in writing.

This issue will create a shortfall that may have to be considered for the adjustment in the quarterly dues for the period starting on April 1st. The confusion is partly caused by the fact the fiscal year starts April 1st, except the budget is approved at the General Meeting which occurs the first part of June and starts on July 1st.

At the next general meeting, the Board will propose a change in the By-Laws to start the fiscal year on July 1st. Approval of this change will take a majority vote by the members present at the General Meeting in accordance with the By-Laws.

To reduce the cost of notifying HOA members about general meetings, voting and quarterly dues increase, , these notices should be made by email in lieu of USPS mailing. However, a HOA member must consent to notifications by email. Attached to the back of this newsletter, please find a Consent Letter. Please sign and mail this letter back to the VDL indicating your approval to receive notices by email. If two attempts to email an owner are undeliverable, then the Consent Letter is revoked and the notices will have to be mailed to the last known address. When you do allow email notices, please ensure your email address is kept current in the VDL contact list.

Laundry Room

It's everyone's responsibility to keep the VDL common areas clean and tidy, including the laundry room. This applies to both owners and renters.

The clubhouse, laundry room, and outdoor bathroom will only be professionally cleaned once per month during the winter.



ARCHITECTURAL COMMITTEE WORKSHEET PROCESS

As a guide to owners, a new process has been developed that indicates the steps for submitting a worksheet, obtaining approval to begin work on lot improvements, and receiving final approval of the work. This guide is a process that supplements the Architectural Control Committee's rules which are available on the VDL website <http://www.vdlhoa.org/>. The guide will be available on the website.

The ACC will be posting a spreadsheet on the website indicating what worksheets have been submitted and its status. This spreadsheet will be updated once a month.

If you have suggestions for improving the process guide or want clarification on it, please contact Phil Tracey who is the Architectural Control Committee chairperson.

Let's Maintain the Common Areas

CC&Rs have restrictions on the usage of common areas in Article IX, including requirements against the storing of personal property on these areas. There's also an easement through these areas for county utilities.

The common area is not for dumping of construction materials or trash. This includes concrete wash-down — someone dumped the concrete wash-down into the retainage pond at the southeast corner of VDL.



VDL Website

The VDL website is located at <http://www.vdlhoa.org/>. This website continues to need updating and improvements. The Board is working with a website provider, but someone needs to work with this provider to ensure the website is current and meets VDL's needs. If you have experience or knowledge in maintaining a website and want to volunteer to help with the VDL website, please send an email to vdlboard@vdlhoa.org

VDL HOA Board Members:

President: Gary Mansell

Vice President: Phil Tracy

Treasurer: Dave Heise

Member-at-large: Ken Johnson

Secretary: Open position

Date: _____

To: VDL HOA Board
1000 SR 150
Manson, Washington
98831

Subject: VDL HOA Member Consent Letter

As owners of lots _____, we allow notifications from the VDL HOA Board to be emailed to us instead of being notified by USPS mail or personal delivery.

Thanks you,

Signed:

Owner email address

Owner email address

Owner email address