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Certificate of Exemption It's Extremely Important!

Every VDL property owner should now have a Certificate of Exemption issued by Chelan County. This certificate makes your lot legal. The property owner must fill-in and submit an application to the Chelan County – it's not automatic. 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 Board. If you have the certificate for your lot, please let the Board know by sending an email to vdhboard@vdhhoa.org.

On Board

It's been a cold and snowy winter in the Chelan area with snow falls of up to 7 ½ inches, but spring is finally here and soon VDL's snow birds will be returning from the south. Other owners will also probably be spending more time at VDL. There are prospective buyers and renters driving through VDL and assessing whether our community is a great place to be, and it is.

Show your VDL pride. Let's continue to maintain the appearance of VDL by repairing damage and tidying up our properties. A majority of VDL properties have great street appeal; however there's exceptions. During a recent walk-through by a couple of Board members, the following issues were noted with a few VDL lots:

- Gravel has spread from the lot on to the street. Recommended resolution: sweep the gravel back on to the property.
- Weeds growing or dead on lot. Resolution required by VDL Association Rules and Enforcement: pull and discard live or dead weeds.
- Construction materials and debris openly stored on the property. Resolution required by CC&Rs: properly discard or store out of sight construction materials. Properly discard construction debris and other rubbish.
- Arborvitae shrubs have bent limbs, are untrimmed or have died. Recommended resolution: trim arborvitae shrubs for a neat appearance and remove dead shrubs. Dead and missing shrubs along the south perimeter fence common will be replaced by landscaper contracted by the VDL HOA.
- A few block walls and stairways have significant misalignment. Resolution required by CC&Rs: Level and align retaining walls and stairway. Note that the misaligned or uneven stairway treads are a safety issue.
- Fencing needs repair. Resolution required by CC&Rs: repair and maintain fencing.
- A few construction and landscaping projects that were started last year have not been completed. Resolution required by CC&Rs: complete construction and landscaping projects within 6 months in accordance with approved ACC worksheets.

For new projects on your lot, submit an ACC worksheet to the Architectural Committee for review and acceptance before beginning work. Placement of Park Models, Park Model Homes and additions of Chelan Rooms will require a building permit according to Chelan County Code.

In addition to the private lots, the VDL common areas will also require maintenance and improvements. Most of landscaping and cleaning is performed by contractors who are paid from the quarterly assessment funds. However, there's incidental tasks that are performed by volunteers in the Building and Grounds Committee and individual efforts. If the committees are not significantly staffed, then additional services will need to be contracted which will result in higher quarterly assessments or some maintenance won't be performed. Please volunteer for one of the VDL committees or consider running for the Board.

Gary Mansell, VDL HOA President

Activities & Recreation



The Chelan area has many possibilities for late spring and summer recreational activities; it has excellent golfing, fishing, mountain biking, hiking, skeet shooting, and boating to name a few. If you're interested in matching up with other VDL folks who do some of these or similar activities, place a note on the bulletin board indicating the activity and suggest a time or day. You could also place a note in the in the Newsletter; send your note for the Newsletter to Gary Mansell at snoskierseattle@gmail.com

Social Events



Soirees and social events wanted. If you're considering hosting an event for the VDL members at the commons areas, please contact Linda Newell who is Social Committee chairperson. We had some great events last year, including pool parties, let's continue with the traditions. This year started out right with a well-attended New Year's Eve party.

Selling Your VDL Property?



If you've decided to sell or rent your property, please send an email to Lori Comb who is the Membership Committee chairperson lac80@msn.com.

To help you navigate through the process of selling your property, Oliver Kurabi of 3Stripe Property Management provides the following helpful hints and tips:

- Working with a Realtor with experience selling homes in a Community Association, like Vista Del Lago, will help you avoid unnecessary fees and delays
- We also recommend you (the Seller) select an Escrow or Title company who specialize in the sales of homes in Community Associations.
- With every change in Occupancy, the Association levies a \$100 transfer fee
- Each new owner must submit a Contact Information Form (CIF) along with the Association's Age Verification Form (AVF): these can be sent to 3stripe or the Board directly.
- 3stripe's \$75 transfer fee can be avoided by providing the CIF and AVF, mentioned above, *prior* to the sale or close of a home.
- 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.

New Pool Committee



At the October Board Meeting, the Board created a new committee for the maintenance of the swimming pool and immediate area. For HOA members who have contributed their time performing the important task of maintaining the pool, we appreciate your past efforts. We also hope you'll consider joining the newly formed pool committee. For those who haven't helped with this important role, please consider joining the pool committee.

The pool committee ensures the pool service company is maintaining the pool chemicals within Department of Health requirements. The committee also assists in keeping the pool and surrounding areas clean. The pool committee will have a budget and provide a report at Board meetings.

Quarterly Dues Increased

The Board has reinstated the quarterly dues increase of \$25 that had been decided by the previous Board, making the total \$292 per quarter for each lot. All VDL members should have received a letter by USPS mail indicating the increase. The letters were sent by 3Stripe Property Management to each lot owner's current address on file. If you haven't received the letter, please notify either 3Stripe or the Board.

If you're OK with receiving VDL notices by email, please sign and send a letter of consent to the Board. A copy of the letter of consent is attach to the back of this Newsletter.

RV Parking for Guests

Parking for a guest's RV at the RV storage area must be approved by the Board prior to the guest using this storage area. There's currently only one space for guests, such that arrangements must be made with the Board well in advance. An additional space will hopefully be provided for this coming season.



Zippy

During the summer months, the Zippy garbage containers commonly fill-up past capacity. Measures have been taken to help resolve this situation, but the recycling of cardboard, cans, bottles and similar materials will help too. There's a recycling center at the Red Apple grocery store in Manson, please use it.



In accordance with the VDL Rules of Enforcement, construction trash "must be hauled to the refuse collection center in Chelan" which is located near Walmart.

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/>. Soon, 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.

Emergency Contact

If the unthinkable happens to persons or property at VDL, the Board should have an emergency contact person or persons in case the property owner or renter cannot be contacted. If you haven't already provided an emergency contact, please send the information to Lori Combs at lac80@msn.com.

ENSURE YOUR CONTRATOR RESPECTS OTHER OWNERS' PROPERTY

There has been reported issues with contractors using lots adjacent to their projects for access and storage. Since most VDL lots are privately owned and ownership must be respected, the owner who uses a contractor must obtain the approval of adjacent property owner(s) before allowing a contractor to use adjacent lots. In addition, contractors may not use VDL community owned property to store equipment unless approved by the Board. Contractors or HOA members are not allowed to dump construction waste on VDL community property.

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 vdboard@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