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### On Board

## It's Spring in Vista Del Lago

For those just returning, welcome back!

Just a reminder to everyone, spring is here and so are the weeds! Please take time to do some spring cleaning on your lot. Street appearance of our lots is very important to keep our VDL community looking great and place where we want to be! Please remove anything that can be seen from the street, including any construction materials, ladders, wheel barrels, bricks, and so forth. If storing these items on your lot, we don't want to see them from the street or other lots, so please be considerate of your neighbors and store them in a shed or within skirting.

If you are doing any improvement projects on your lot, please fill-out an ACC worksheet form which you can find in the clubhouse lobby area or our VDL web site. Either leave the completed form under the VDL office door or email it to Ken Johnson at [kjsbjkj@comcast.net](mailto:kjsbjkj@comcast.net). All exterior improvement projects need to be approved by the ACC committee before the work can be started. We want all projects to comply with VDL CC&R and rules as well as Chelan County's regulations, so that you won't have to redo it at an additional expense. All projects must be complete within 6 months.

Let's keep Vista Del Lago looking great!!

*Ken Johnson, VDL HOA Member at Large*

### Certificate of Exemption It's Extremely Important!

Every VDL property owner should now have a Certificate of Exemption issued by Chelan County; however only approximately 34 lots have recorded certificates. 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 [vdlboard@vdlhoa.org](mailto:vdlboard@vdlhoa.org).



### ANNUAL MEETING

On June 4<sup>th</sup>, please attend the VDL Home Owner's Association (HOA) Annual Meeting which will be held at the lower level in the clubhouse. The meeting will start at 10 AM. We'll be voting for Board Members and the Budget for Fiscal Year 2016/17. There'll also be committee sign-up sheets for HOA members who have decided to volunteer for the benefit of their community.

All VDL lot owners should've received a meeting notice delivered by USPS. If you didn't receive a notice, please either contact a Board member or 3Stripe Property Management.

## Improvements to *Your* VDL for 2016



The lower half of west common areas as been covered by rip rap gravel to control rain water run-off. In addition, improved access to this common area has been built and a walking path added. Another RV storage area has been added to provide more spaces for RV parking. This area will be used to store smaller trailers. In early fall, the clubhouse, pool equipment building, and guard shack will be painted a color similar to the laundry room building. Please thank Gary Collins for obtaining bids and managing the contracts.

### **Pool Time**



The pool now is officially open; it's officially open one week before Memorial Weekend. A new pool sign is posted to indicate the hours for all ages and for those residents and guests who are 18 years and older. Pool rules are also available at the VDL website, <http://www.vdlhoa.org/>.

Once again, the Board has approved an extension of the pool hours to 11 PM. When using the pool from 10 PM to 11 PM, please respect the VDL quiet rules. If the lights are not on, please contact a Board member or Pool Committee member.

### **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](mailto: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.

# Call for Volunteers!

At the General Meeting there'll be several committee sign-up lists. It's an opportunity to give to the community. The VDL quarterly dues pay for many services; however, there's a lot of work that's provided by volunteers who want to see VDL continue to be an attractive, friendly and safe place to spend time.

VDL does have 3Stripe who provides many property management and financial services. Nunez Construction provides a lot of the landscaping and cleaning duties. Jack's Magic Pool and Spa Service provides pool services twice a week. Aside from these services, there's many duties and actions that supplement the paid services. These include Board positions, committee membership and special positions such as newsletter editor and webmaster.

As example of the costs for contracted services: the cost for last year's pool service was approximately \$4000 for labor and chemicals. This cost includes a set of tests for water quality at least twice a week; however, the state requires tests for chlorine and PH level be done every day for a community pool. Our volunteers do these state mandated tests at least five days a week. Our volunteers also have helped ensured the pool and pool area are kept clean and safe. Last year volunteers cleaned large amounts of ash that had fallen in the pool as result of the massive wildfires in the Chelan area – it was a huge effort that kept our pool in operation while other pools shut-down.

Here's a few of the opportunities to serve your community and a general description of the responsibilities:

The Board provides the following functions:

- Approves expenditures
- Creates and updates the governing documents
- Refers enforcement issues to the property manager
- Conducts monthly meetings

The Webmaster:

- Interfaces with web providers
- Maintains the domain name

The Newsletter Editor:

- Publishes online Newsletter for HOA
- Creates articles for Newsletter
- Edits articles submitted by HOA members

The Grounds and Building Committee:

- Manages contracts for maintenance and improvements to VDL common buildings and grounds.
- Provides miscellaneous maintenance and improvements.
- Purchases miscellaneous materials and equipment for maintenance and improvements.

The Architectural Control Committee:

- Reviews and accepts ACC worksheet submittals.
- Reviews and accepts work indicated on worksheet submittals.

The Membership Committee:

- Publishes contact list.
- Provides new owners and renters with information about the VDL and rules.

The Financial Committee:

- Creates Budget for next fiscal year
- Reviews expenditures relative budget
- Aids Treasurer

The Social Committee:

- Organize social functions
- Manages money for social functions

The Pool Committee (a special committee):

- Test pool water quality on days when Jack's Magic Pool and Spa Service is not at VDL
- Add chemicals as instructed by Jack's Magic Pool and Spa Service
- Clean bottom of pool and pool area



## Used Lounge Chairs For Sale

VDL's well used poolside lounge chairs have now been replaced and are in the pool the area for this season. The old lounge chairs are in different levels of disrepair and are no longer needed by VDL. If you want to buy one of the old lounge chairs, please contact Gary Collins. The prices range from \$10 to \$20 depending on condition. All chairs are sold "as is" on a first come first served basis.



## Reminder on Pet Rules



Please reduce the impact of pets at VDL. Pick-up your pet's poop. To save the grass, please have your pets pee in the gravel common areas within the park. Maintaining the appearance of the lawns is costly; and unsightly yellow spots ruin this appearance. There's mutt mitten stations at the gravel common areas within VDL.

## Weeds

Along with the sunshine and Spring flowers, the weeds have also returned to the VDL. Please pull the weeds and otherwise maintain your lot's appearance.



## Zippy

The Zippy container is emptied twice a week from May through mid-October; that's on Monday and Thursday. Other months of the year, Zippy's container is emptied once a week. The cost of this service is approximately \$6,000 per year. Let's control this cost by recycling cardboard, newspapers, cans, bottles and similar materials at the recycling centers located behind the Red Apple Market in Manson or across the highway from the Walmart store in Chelan. If you witness a person leaving garbage in the Zippy container who does not reside in VDL, please alert the Board.



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

### VDL HOA Member Consent Letter for Notices

The CC&R and state regulations require members to receive notices by USPS mail, unless the Board is notified otherwise in writing. So far, only owners of eleven lots have notified the Board of their acceptance of email notices. If you haven't already, please fill-in the form attached to this newsletter and deliver it by mail or personally to the Board.

### 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](mailto:lac80@msn.com).

### 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](mailto:vdboard@vdlhoa.org)



**This Memorial Day  
Weekend -  
Thank a Veteran  
for his or her  
service!**

### VDL HOA Board Members:

President: Gary Mansell

Vice President: Phil Tracy

Treasurer: Dave Heise

Member-at-large: Ken Johnson

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