



In This Issue:

- News from the Board
- New Years Party
- Possible Speed Limit Change for SR 150
- Social Events
- Selling or Renting Your Property
- Recycle
- Rules for Children
- WiFi
- No Weeds
- Architectural Control Committee Process
- Emergency Contact Numbers Requested
- Rules and more rules

On Board

The VDL HOA Board and PD Committee are working towards completing clarifications and resolutions for several issues resulting from the VDL developer's past actions and the Hearing Examiner's Findings and Conclusions of 2011. Last Friday, the PD Committee met with the Chelan County Planning Director and the Code Enforcement Manager. I believe the meeting was very positive. The Director expressed some concerns about VDL, such as what will VDL look like in 40 years. I assured him that VDL has an Architectural Control Committee that reviews work proposals and completed projects to ensure compliance with VDL's governing documents and community pride. I also stated VDL is proactive in maintaining our common grounds and roads. We are currently having a professional company update our Reserve Study.

We discussed interpretations of the Hearing Examiner's decisions, County Code, and the County Commissioner's Resolutions. The PD Committee stated that VDL owner's want a fair resolution with the County, which does not create hardships for our individual owners. For example, we want the existing CC&R provisions that pertain to individual lots to be acceptable to the County. We also want acceptance of all improvements made prior to 2011; and we want to occupy our lots for more than a 180-day season. The Director indicated the County staff are still under the impression that the VDL community is divided when it comes to these issues, and the Director questions whether most owners agree with this position – he asked for a letter from our community indicating general agreement.

Within the next month, 3Stripe will be sending a draft letter to each VDL HOA member of record by USPS mail. This letter will acknowledge to the Director your agreement in resolving the issues with the County. When you receive it, please review the letter, sign the draft, and either send it back to the Board or email a scan copy of the signed draft to the Board. This is an important step towards a final resolution, and we're asking for a quick response.

(Continued on page 5)

VDL Annual New Year's Eve Party

The Social Committee is pleased to announce the annual New Year's Eve party at VDL's clubhouse! We always have a great time, so be sure to come if you're in town. We'll be having prime rib, which is provided by VDL. Everyone is asked to bring a side dish to go with the prime rib. We'll need salads, vegetables, potatoes, rolls, and dessert or anything else you want -- Use your imagination!

Social hour will start at 5 PM – please bring your own drinks.

Dinner at 6 PM, and the gift game will follow dinner.

We play a game with a \$10 white elephant gift. Please make sure to bring a wrapped gift if you want to play.

Bring money for the 50/50 drawing!



Possible Speed Limit Change



Movement to Lower Speed Limit on SR150 in Front of VDL

Our neighbors, the Orchards development reportedly wants to extend the 25-mph speed limit for SR150 to the east side of the VDL development. If you agree or disagree with this change, please provide input to Washington State Department of Transportation.

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. Let's end 2016 with a well-attended New Year's Eve Party, see front page.



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.



Recycle – It's Sustainable and Saves VDL Money

The annual bill for emptying the garbage bin is approximately \$7,250. Often recycled materials are thrown into the Zippy bin that should've been taken to a recycle station. Large cardboard boxes take a lot of space in the bin, which could require additional costly pick-ups by Zippy.

Please take cardboard, aluminum cans, bottles and so forth to a recycle station. One station is located behind the Red Apple grocery in Manson; and the other is located across the highway from Walmart in Chelan.

There's also been reports of people who don't reside at VDL dumping garbage in VDL's Zippy bin. If you see someone dumping garbage in the bins who doesn't reside at VDL, please report it to the Board.

Reminder on Rules for Children

VDL Resort is an adults 55 years and older adult community. Children may visit VDL in accordance with the CC&R, and they must also comply with VDL's rules. When children are visiting, they must be accompanied by a supervising adult when leaving their host's lot. This includes prohibiting children from bicycling around the VDL streets without supervision. The CC&R and rules are available on the VDL website.



In the summer, we replaced our router with a top of the line Asus unit and added a new access point for the rooftop antenna. Those who have in-home extenders should connect to this antenna. Those without extenders can connect to one of the extenders by using the VDL password. If you want to use VDL's Wi-Fi and don't have the password or need help connecting to the new access point via the antenna, please request the password or access point name by sending an email to the Board at vdlboard@vdlhoa.org.

No Weeds

To maintain the general great appearance of VDL, owners must remove weeds from their lots. If owner neglects the lot such that weeds are significant, then 3Stripe will notify the owner to remove the weeds or the Board will start the process to have a contractor remove the weeds at the owner's expense. Nunez Construction has been charging \$105 to clean the weeds from lots. For those owners who do not visit their lots often, there are local landscaping services available such as Green thumb.



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 Ken Johnson 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.

Rules and More Rules

VDL has over a dozen different rules documents. Some of the rules are redundant, such as the pool hours indicated in three separate provisions. In addition, all rules should be clear and concise to be enforceable. The Board is reviewing the rules for possible changes or deletions. If you have comments on a rule document or a specific rule, please forward those comments to the Board.

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: Brad Neal

Member-at-large: Ken Johnson

Secretary: Loren McCandlish

Property Management: 3Stripe

On Board (Continued from page 1)

If some sort of understanding is agreed by Chelan County, then this agreement would require approval by the Vista Del Lago (VDL) Home Owner's Association (HOA) members. In coordination with an approved agreement, the following VDL governing documents will require amendments that will also require approval by the members:

1. The Declaration of Covenants of Vista Del Lago (CC&R), as amended on 2006
2. By-Laws of the Vista Del Lago Property Owners Association, as amended on 2006
3. Binding Site Plan

During the VDL's General Meeting of 2015, members voted on revising only the CC&R. Per VDL HOA attorney, the voting process was not in accordance with the CC&R and bylaws. As the newly elected president following that General Meeting, I was unable to certify the vote was done per the CC&R, since some members were not notified of the vote and none of the members received a USPS letter notice of the vote. This amendment may have also not completely complied with the Hearing Examiner's requirements.

Within the next few of months, the Board will be sending VDL HOA members a new draft of amendments to the CC&R and Bylaw changes for review and comment. Please review these draft documents and provide timely comments on the proposed changes.

For the June 2017, General Meeting, the Board's goal is to have a vote on an agreement with the County, amendments to the CC&R and the Bylaws, and revised Site Binding Plan. If any one of these documents is not approved by most members, then none of the amendments may be implemented and the dark cloud over VDL will not go away. Let's get it done.

Gary Mansell, VDL HOA President

HOA Member Consent Letters

Members have only returned about a dozen consent letters. These letters allow the Board to send VDL HOA notices via email in lieu of USPS mail per the CC&Rs. Without a consent letter from a significant number of members, all members will be sent notices via USPS mail — this is costly to the Association. Please fill-in and mail the consent letter form, which is attached to this newsletter.

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