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June Voting

During the June 2nd HOA General Meeting, we'll be voting on several issues. The voting process will be changed to paper balloting. Ballots will be passed out according to the Declaration and Bylaws when you enter the meeting. If you have completed proxy forms for voting, then additional ballots will be provided based on the number of properly signed proxy forms. A representative from 3Stripe Property Management will count the ballots.

INCREASE IN QUARTERLY ASSESSMENT

Increases in quarterly assessments may be avoided by using volunteers to manage and maintain VDL as much as possible. If VDL must hire full time pool service, depend entirely on a property management firm, or do other tasks commonly done by VDL volunteers, then the quarterly dues will certainly need to be significantly changed upward.

VDL currently uses a pool service company to maintain the chemical balance of the pool two days a week. This service includes conducting five chemical tests on each of two days a week as required by health regulations. The VDL pool committee does two chemical tests the other five days a week as required by health regulations as well as two or three days of pool cleaning a week. Last year, Jon Bradshaw voluntarily provided significant amounts of his time to maintain the VDL pool. In addition, Mike Anderson has also volunteered his time doing pool tasks. Jon has agreed to lead the Special Pool Committee for another year; however, he will need volunteers for his committee to help with the pool. If he doesn't get that help, then VDL may have to contract for additional pool service.

So far, only two persons have agreed to run for Board positions for the coming year. For most of the last three years, Gary Mansell has volunteered as President, Secretary and Newsletter Editor. He won't be running for a Board position for next year, and he won't be publishing the VDL Newsletter.

If we don't have a full five-member Board for next year, then the Board work will mostly be done by a property management firm. 3Stripe Property Management has been providing some property management functions at a very reasonable price; however, a greater role would result in greater costs.

55+ POLICY

VDL is a community intended for 55 years of age and older per the federal Housing for Older Persons Act (HOPA) of 1995 and Washington State Law. There are also requirements stated in the Declaration within several provisions which support this intent. To enhance these provision, VDL's HOA Attorney provided the Board with a rule policy that is titled "Rules, Regulations, and Policy for Housing for Persons 55 Years of Age and Older for Vista Del Lago Resort Property Owners Association". During the May Board Meeting this policy was adopted unanimously by the Board. A copy of this policy is attached to this Newsletter. Please read this Policy, since it effects the occupancy, sale and rent of properties in VDL.

VOTE ON PROPOSED AMENDMENTS TO VDL'S BYLAWS AND DECLARATION

During the June 2 General Meeting, VDL HOA Members will be voting on amendments to the By-laws and Declaration. These amendments are the result of many hours of work by the present and past Boards and the HOA Attorney, and provide important changes such as the following:

1. Eliminates the powers and privileges of the original Developer of VDL, Eastman Corporation which now does not have an actual investment in VDL.
2. Compliant to Washington State Laws for HOAs.
3. Changes made per the Hearing Examiner's conclusions.
4. Incorporates most of the changes in the 2015 proposed amendments of the Declaration (no changes to the Bylaws were proposed in 2015)
5. Amends the Fiscal Year stated in the Bylaws from June 1st to mid-year July 1st – the Budget isn't approved.
6. Allows certain generally accepted actions by Members which isn't currently allowed by the existing Declaration, i.e. park motorcycles, motor scooters, and bicycles in driveways.
7. Adds a Pool Committee which will be managed by a chairperson

All owners should have received a package that includes the proposed amended Bylaws and Declaration. If you know of an owner who has not received the package, then please notify a Board Member or 3Stripe Property Management.

Ballots will be distributed at the meeting based on lot ownership and signed proxy forms (forms were distributed in the VDL Combined AGM Mailer). During the meeting, the ballots will be submitted and counted. No votes will be done by hand raising.

Since there's lots to do during this meeting, the Board asks all attendees to be courteous to others

Events and Activities

Memorial Weekend Party on May 26th

The Social Committee will host a Memorial Weekend Party; Happy hour will start at 4 PM and dinner begins at 5 PM. The Social Committee will provide the brats. BYOB and bring a dish to share by signing up on the sheet in the Community Center kitchen for green salads, chips, potato salad, beans and desserts. There'll be a 50/50 drawing. Please plan to attend, and volunteer to help with the party.

The Social Committee is planning to have several functions this season, including potluck dinners and pancake breakfast as well as 4th of July and Labor Day Weekend parties. Don't be bashful – plan to participate in these gettogethers and help out when it's needed.



RV STORAGE SPACE LICENSE AGREEMENTS TO BE AMENDED

For the 2019-20 season, the license agreements for spaces at VDL's RV Storage Lot will be amended for a due date of May 1st with payments accepted up to May 31st; this allows unpaid RV spaces to be made available to other VDL Members near the beginning of boating season. After May 31st, unpaid spaces or spaces specifically vacated by written notice to the RV Storage Lot Manager will be made available to people on the waiting list. All payments will be made to the 3Stripe Property Manager, unless otherwise notified. For the 2018-19 Season, the payments are as indicated in the current agreements. Payments may be made at the June 2nd HOA General Meeting.

Please do not park in a space without having a licensed agreement for that space. An empty space may mean the owner has temporarily moved their RV out of VDL, but it does not mean the space is available to anyone. People who license a RV space have that space for the entire year.

Temporary parking is available at space 3; however, parking in this space must be prearranged with the Jeff McCann who is the RV Storage Lot Manager.

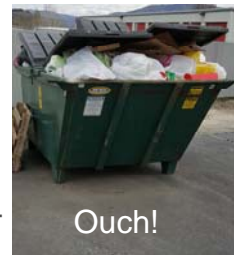


Trash Service is Costly

Reminder: Whenever garbage prevents the dumpster lids from closing or garbage is left outside of the dumpster, Zippy hits VDL with extra charges. Each 6-yard dumpster pick-up costs \$70; we'll have two pick-ups a week beginning in May. If a 4-yard dumpster is added, the cost will be \$240 per week for two pick-ups. For the current fiscal year, the cost of hauling away VDL garbage will be approximately \$6,000 — that's a significant budget line item.

It is in everyone's best interest to do the following:

- Compact your trash as much as possible. Don't depend on others to compact your trash to make room in the dumpster.
- Do not place construction materials in the dumpster. Take construction materials to the transfer station which is located across the highway from Wal-Mart in Chelan. This includes but not limited to old carpets, dry wall material, 5 gallon paint containers, and delivery pallets.
- Report persons who are dumping trash in the Zippy that do not actually stay at VDL; this also applies to Owners who have rented their lot, unless they're staying in another lot. When reporting improper dumping of trash to the Board, please provide your name as well as descriptive information about the offender.
- The recycle center in Chelan has been **closed**. If you have a primary residence that is located in an area with a recycling pick-up or center, please take your recyclables with you.



Guest Registration

Owners and renters are currently sending Guest Registration emails to the Board which don't include essential information on names of guests and contact numbers. The guests also often do not seem to understand VDL's rules. An improved means of registering guests is needed. The Board discussed using a template form on the website for registering guests. This form would include such questions as "will the guest be using the pool without the owner/renter being present?". The form hasn't been to the VDL website; however, guests must be registered to sending an email to the Board According to the Declaration, the Board must approve of the guest's use of the pool without the owner/renter present. Please register your guest by sending an email to vdlboard@vdlhoa.org; include in the email the following:



- Lot Number, Owner's name, and Owner's phone number
- Names of the guests
- Dates when the guest will be staying on the lot.
- Name and phone number of responsible adult who will be staying on the lot with the guest.
- Description of Guests' vehicles
- Indicate whether the guests will be using the pool — According to the current Declaration, the Board must approve of the guest's use of the pool without the owner/renter present.



Lawn and Landscape Watering

Unlike many other properties in Chelan County, VDL doesn't have irrigation water rights. Water for the lawns is paid at the domestic water usage rate. To control this cost, the lawns are watered once a day except for the months of July and August.

Irrigation pipe breaks result in wasteful water leaks. Please be aware of signs that may indicate a broken pipe, such as water flowing from the ground or large puddles of water. Report suspected irrigation pipe leaks to a Board member or Gary Collins, who is the Building and Grounds Committee Chair-

New Buildings and Grounds Committee Chairperson



For the last several years, Gary Collins has volunteered his time as Buildings and Grounds Committee Chairperson. The Buildings and Grounds Committee has an important role in maintaining and improving the VDL's common elements, i.e. roads, Community Center, Laundry Room, pool, lawns, landscaping and fencing. As chairperson of this committee, he has spent countless hours managing contracts, identifying problems, and providing unique solutions. VDL is an attractive place largely due to Gary's hard work. The Board is very grateful to Gary, and we thank him wholeheartedly for a job well done. Randy Gooby has volunteered to become the new Buildings and Grounds Committee Chair.

LAUNDRY ROOM WASHERS AND DRYERS

Each washer and dryer now has a number from 1 through 6. If you have a problem with a washer or dryer, then let the Board know about the problem by filling-in a line of the log sheet that's taped to the ice machine. Indicate the date, appliance number, and a description of the problem. In the proposed Budget for 2018-19, there's an allowance for replacing two appliances. However, the money will only be spent if necessary. According to the Sav-mart Technician, these older machines are more rugged than the newer ones – he recommends fixing them instead of replacing them.



Swimming Pool is Open

The pool is open for the 2018 Season. VDL residents and invited guests who are staying at VDL may use the pool. The pool rules are indicated in VDL's "Rules and Enforcement" Section XII "Pool Use." Please abide by the rules for safety and courtesy to others.

SPRING CLEAN-UP TIME

It's that time again.... It's spring and they're back, the weeds!!

Please take time to spruce up your lot by pulling the weeds and removing dead Arborvitae or other plants which have died over the winter. All shrubs used as fencing need to be trimmed to a maximum height of 5 feet to ensure they are not blocking your neighbor's view.



New Door Codes

The codes for the Community Center and the Laundry Room entry door cipher locks will be changed after the June General Meeting (June 2, 2018). New codes will be given at the meeting. These codes are for the use of **owners and renters only**, please **do not** share these codes with family or friends who are visiting VDL.

Reminder: Use of Community Center is reserved for VDL's **owners and renters only**, no family or friends are allowed in any part of the Community Center without owners or renters present. Children are only allowed at the lower floor level during scheduled events when allowed. At anytime, children are not allowed to use the exercise room.

If you want to hold a private event at the lower level of the Community Center, please contact Sue Jewett who is Community Center Manager.



ARCHITECTURAL CONTROL COMMITTEE

Additions and modifications to your lot require acceptance by the Architectural Control Committee (ACC) per the Declaration (CC&R) and Architectural Committee Rules. These governing documents as well as other rules are posted on VDL's website www.vdlhoa.org.

Submit your completed worksheets to Ken Johnson. Also, contact Ken for final ACC inspection and acceptance of your completed project.

If you have suggestions for improving the process guide or want clarification on the process or worksheet, please contact Phil Tracey who is the ACC chairperson or ACC members Ken Johnson and Ron Trickett.

The ACC is essential in ensuring VDL is a safe and aesthetically pleasing resort community.

Note: Please do not direct contractor's work on other lots, unless requested by the that lots owner to do so.



Selling or Renting 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.

In addition to the Declaration, the attached rule document states the policy for selling and renting

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. Phil Tracey manages the website.

In Memorial to George Casady

Most unfortunately, George Casady recently passed away. George had a keen interest in the state of VDL and future improvements. He'll be dearly missed by his many friends at VDL.

VDL HOA Board Members:

President: Gary Mansell Vice President: Phil Tracey

Treasurer: Brad Neil

Member-at-large: Ken Johnson

Secretary: Gary Mansell

Property Management: 3stripes