

# VISTA DEL LAGO

## 55 + RESORT



### Homeowners' Newsletter

Summer/ Fall 2018

#### In This Issue:

- [Message from the President](#)
- [Chili Feed](#)
- [Certificates of Exemption](#)
- [Renting your VDL Property](#)
- [Speed Limit](#)
- [Keep VDL Beautiful](#)
- [Amended Bylaws and Declaration](#)
- [Rules Violation Policy](#)
- [RV Parking for Guests](#)
- [VDL Upcoming Projects](#)
- [Guest Registration](#)
- [Closing of Pool](#)
- [Set Backs](#)
- [Book Club](#)
- [VDL Socials Events](#)
- [ACC Process](#)

#### 55+ Community

VDL is a 55+ Community as allowed by the exception to the Fair Housing Act. The rules and policies for maintaining the 55+ status are documented in VDL's "Rules, Regulations, Policy For Housing For Persons 55 Years of Age and Older For Vista Del Lago Resort and Property Owners Association."

#### Message from the President:

The 2018 summer season has just about come to an end. We had another sunny week, but there was a definite chill in the air in the early morning as my morning coffee on the patio cooled off rather quickly. The park was pretty quiet, with smoke returning and views of the lake, surrounding hillsides, and view towards Chelan becoming hazy once again. As our snowbirds packed up and prepare to leave to warmer, hopefully smokeless climates, pack all the essentials needed for the journey and please drive carefully. Looking forward to seeing you again next spring.

Preparations are under way to close down the pool. The heaters for the pool will be turned down as of Sunday, Sept 16<sup>th</sup>, but you can brave the waters after that until they are too cold. Preparations are also under way to clean and put away the pool furniture the first weekend in October. The pool deck will be cleaned and sealed once the furniture is out of the way. I have arranged to have the pool officially winterized on Wednesday, September 26<sup>th</sup>. At that point the water level will be dropped and the cover put on the pool for the winter. You will need to wait until next year to enjoy the pool.

Additionally, around the park, the concrete pathways near the laundry room and clubhouse have been patched, a thank you goes out to Gary Mansell and Ken Johnson for tackling that. The pathway going between lots 67 and 68 is being upgraded to a more packable rock material, and should be completed soon. There is a new park model being installed, new owners coming in, and a few lots available for purchasing from existing owners.

Though it seems far too early to say this, to all the residents of VDL, I wish you a Happy Thanksgiving and Holidays spent with family and friends. Have a safe, healthy and happy new year.

Jeff

#### Chili Feed

The Social Committee will sponsor a Chili Feed on September 29th

Social hour will start at 5 PM – please bring your own drinks. (no glass around the swimming pool). Dinner at 6 PM, Email Linda Newell at [lin-da.ats@gmail.com](mailto:linda.ats@gmail.com) to RSVP or if you have any questions.

If you're considering hosting an event for the VDL members at the commons areas, please contact Linda Newell who is Social Committee chairperson.



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

Every VDL property owner should now have a Certificate of Exemption issued by Chelan County. This certificate represents an assurance that your lot is legal, see Chelan County Code 12.14. For each property, a owner must fill-in and submit an application to the Chelan County – it's not automatic. As we negotiate with Chelan County on compliance issues, 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've recently obtained a certificate for your lot, please let the Board know by sending an email to [vdboard@vdlhoa.org](mailto:vdboard@vdlhoa.org)



## Renting Your VDL Property?

If you decide to rent your property, here's a few compliance points:

1. At least one person who will be occupying the property must be 55 years old or older.
2. Owners who rent their lot are required to discontinue use of all common areas, unless those owners occupying another lot as an owner or renter.
3. Rental agreements must reference VDL's governing documents and require the renters to comply with those documents. A copies of the most current Rules and Regulations must be provided to the renter.
4. Board must approve rental agreements.
5. Renters are prohibited from having a dog of a breed that is listed as a nuance breed in the "Rules and Enforcement"

## Speed Limit: 10 MPH

The Board has reviewed various ways of getting drivers to stop at the sign that's next to the guardhouse and limit their speed to 10 mph within VDL. Speed bumps would be an obstacle when removing snow unless removed for the winter months, such that they're impractical. Another option is for everyone to remind drivers to observe the stop sign and speed limits, including guests, contractors, and delivery



## Keep VDL Beautiful



Let's do our utmost to keep VDL beautiful and property values high by maintaining the plants and trees that grow on your lot. Pull those pesky weeds, remove unsightly dead trees and shrubs, and trim overgrown shrubs used as fencing along boundary lines. Maximum height of vegetation is five feet , unless otherwise approved by the ACC and height does not become a nuisance.

In addition, store tools and equipment out of sight from the street or neighbor's property. VDL is a highly desirable place to live — let's keep it that way.

## Amended Bylaws and Declaration

At the last General Meeting in June, HOA members approved amendments to VDL's Declaration and Bylaws. VDL's Secretary Sharon Johnson has signed the amendment to the Bylaws, and President Jeff McCann has signed and recorded the amendment to the Declaration. These documents have been added to VDL's website and are in full affect. Please review these documents to ensure compliance. If you have questions about the requirements indicated in these documents, please email the Board at [vdlboard@vdlhoa.org](mailto:vdlboard@vdlhoa.org)

## Rules Violation Policy

The process for enforcing VDL's rules and regulations is provided in the "Rules Enforcement Policy" which was adopted at the July 2018 Board meeting. This policy has several changes from the previous processes indicated in past versions of the Declaration and the 2013 "Rules Enforcement Policy." The 2018 "Rules Enforcement Policy" was drafted by VDL's HOA attorney who also drafted the 2018 amendment to the Declaration, so that the two documents should be consistent.

The 2018 "Rules Enforcement Policy" is posted on VDL's website.

## RV Parking for Guests

RV parking space number 3 is the only space reserved for temporary guest Parking for a guest's RV for a maximum stay of one week. Use of this space must be approved by the Board prior to the guest using this it. Please submit requests to use the space to Jeff McCann well in advance.



## VDL Upcoming Projects

The Board has approved the following projects which will be completed in this fiscal year:

- Repaint the metal fence around the swimming pool which will be done in October
- Replace the pea gravel on the walkway between Vista Del Lago Dr and Vista with compacted crush gravel. ( Cost estimates for an asphalt walkway would be considerably more.)



## Guest Registration

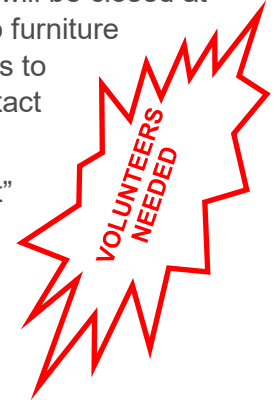
Expecting guests? Register guests by filling in the Guest Registration Form located on the VDL website and send to Board. Fill-in the form when guests will be staying overnight and/or the guests will be using the swimming pool.

## **Seasonal Closing of the Swimming Pool**

This year the pool is being serviced three days a week by Aquaman Pool and Spa Service; it's also maintained by the Pool Committee the other days of the week. The pool is looking great! A special thanks to Mike Anderson who is on the Pool Committee for his hard work this summer.

The pool heater will be turned-off about the middle of September, and the pool will be closed at the end of September. Volunteers are needed on October 6th to put away patio furniture and pressure wash the pavement around the pool. We'll also need to volunteers to help spread the sealer on the pavement around the pool on October 13th. Contact Gary Collins for more information.

The pool rules have been rolled completely in to VDL's "Rules and Enforcement" which are located at [http://www.vdlhoa.org/Documents/ccrs\\_rules\\_forms/CCR\\_Declaration.pdf](http://www.vdlhoa.org/Documents/ccrs_rules_forms/CCR_Declaration.pdf).



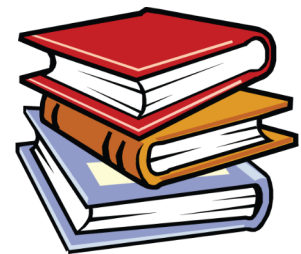
## **Set-backs**

There's been confusion about the proper set-backs for sheds. Previous versions of the Declaration indicated a 3-foot minimum set-back must be provided; the Chelan County Hearing Examiner's 2011 Findings and Conclusions requires a 5-foot setback. In addition, the current Declaration requires a 5-foot setback. There has been a case where the Chelan County accepted a 3-foot set-back because the shed was existing before the Hearing Examiner's 2011 decision.

When placing or building anything within 5-foot of a boundary line that there's a 5-foot utility easement along every property line for utility lines and piping.

## **Book Club**

Linda Newell has started a book club which had it's first meeting August 22nd. There'll be one more meeting this year, and then they'll restart the meetings in May of next year. Please contact Linda for more information on the club.



## **VDL Social Events**



The Social Committee has organized some great events this season. Last month, they held a Ice Cream Social, this month they held Mexican Potluck and they'll be hosting a Chili Feed on the 29th. If you have an idea for a Social Event or help host an event, please let Linda Newell know.

## ARCHITECTURAL COMMITTEE WORKSHEET PROCESS

The Architectural Control Committee (ACC) has an important role in maintaining VDL's safety, appearance, and property values. The ACC reviews and accepts improvement projects based on VDL's governing documents and past experience of other projects relative to Chelan County's acceptance.

Before starting an improvement project, the lot owner must submit a worksheet to the Architectural Control Committee (ACC) for approval. The ACC will either approve the worksheet or reject it with comments which is conveyed by either a written or email notice. If the worksheet is approved, the owner has 6 months to complete the project. If more time is necessary, the owner must request an extension.

Once the project is complete, the owner must request the ACC inspect the work per the approved worksheet. The owner may not occupy or use the completed work until acceptance by the ACC.



## 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 who is New Wed Tech, Inc, 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](mailto:vdlboard@vdlhoa.org). Sharon Johnson manages the website.

## VDL HOA Board Members:

President: Jeff McCann

Vice President: KJ Casady

Treasurer: Brad Neil

Secretary: Sharon Johnson

Member-at-Large: Gary Mansell