

# *VDL Newsletter #32*

*June 2010*

## **New Stuff.....**

Welcome to the first newsletter that contains the "President's Corner." The PC will be an update, written by our new HOA President, Don Jewett. Don will use this forum, as well as the Board Meeting Minutes to keep everyone updated on the status of the zoning issue. The newsletter containing the PC will be released as close to the 3rd week of the month as possible, give or take a few days.

## **Curb address painting.....**

Board member Shari Lane and I (and any volunteers), will be painting lot numbers on the curb in front of each lot in July. We are shooting for the Fourth of July weekend, but may not get the entire park done in one weekend. If we don't get you in the first wave, don't despair, we will get you in a subsequent wave of paint! We will be using a white background, with black numbers for the best contrast.

## **July Social Committee event schedule.....**

The July schedule of events is as follows:

The social committee is kicking off July with the biggest event of the year, our annual **4th of July** weekend **BBQ** on **Saturday July 3rd**. This year we are serving fresh hand formed lean ground beef. We are also carrying on the tradition of **fresh** sauteed onions and real **cheddar** cheese along with fresh **tomatoes** and **lettuce** and a variety of condiments. We will have a sign-up sheet for side dishes such as **baked beans** , **coleslaw** , **potato salad**, and potato chips. The cost is \$2.50.

The next event will be a **complete** pancake breakfast on July 17th from 8:00 am till 9:30 am. We serve fresh **scrambled eggs** with sauteed onions and **peppers** along with **sausage** and all you can eat **Krusteaz** pancakes. Breakfast includes fresh brewed **coffee** and **orange Juice** to drink. \$3.00 covers costs.

On July 31st at 6:30 pm we are having a very **popular** Mexican **potluck**. Everyone brings their **favorite** Mexican dishes. This has been an especially **delicious** potluck. Don't miss this one!

## **President's Corner**

### **Update on VDL's Planned Development, June 2010**

Hello everyone in Vista Del Lago. I hope this letter finds everyone enjoying a safe, healthy, and sun-filled summer. As your newly elected President, I pledged to provide more communication. This letter offers some very important information specific to our new planned development effort.

#### **PLEASE READ CAREFULLY**

Going forward, Leslie Burns is writing our monthly newsletter. I plan to include monthly updates on the new planned development efforts so everyone remains informed. Thank you Leslie, for the work you do to provide communication on a variety of topics. This first letter will be rather long as I want to bring everyone up to speed on what is happening already and what will be taking place over the next several months. Future letters will be shorter and provide primarily updates.

#### **Background**

Due to a variety of reasons over the years since VDL's inception, we've learned that VDL must develop a new planned development to properly allow, approve, and represent all the various types of dwellings and structures currently in the Park and for future development of lots. This involves submittal of a variety of documents and plans to the County and ultimate approval by the Hearing Examiner of Chelan County. More importantly it requires 100% approval of every lot owner in VDL.

A meeting of the Vista Del Lago Homeowner's Association occurred on May 22, 2010. VDL invited attorneys representing us in this land use, planned development situation. From this meeting, we learned that VDL must perform a variety of efforts in preparation for the new planned development.

#### **Plan of Action**

At the VDL Annual Homeowners Association Meeting held June 5, 2010, the new Board presented a Planned Development Committee volunteer sign- up sheet. This committee will work on the materials necessary for the new planned development. The following people, representing a cross-section of all dwelling types in VDL, graciously volunteered their time to perform the work ahead. Your Planned Development Committee (PD Committee) consists of:

1. Frank Barkey
2. Duane Bollinger
3. Gary Collins

4. Wayne Goetz
5. Alan Hansen
6. Deb Hassler
7. Bob & Pat Krell
8. Sherry Lane – photographs
9. Ron Trickett

Thank you to all these individuals for stepping up and performing this work. Dave Sneesby, Member at Large, and the committee will be working on our behalf to develop the plans, documents, and materials that will be presented for approval by all of us and then to our attorneys for review and eventually to Chelan County for approval. The PD Committee will be communicating together over the next couple of weeks to discuss the planned approach. Once they have their ideas formulated and Dave has communicated the plan to me, I will provide that information in next month's President's Letter, as part of the monthly newsletter. Ultimately this group will set the direction for the activities representing the best interests of all owners in VDL.

### **Your Support**

In preparation for the work ahead I do need to ask for everyone's support and cooperation. It is clear VDL needs a new planned development so we are all in compliance.

**First**, there will be costs associated with going through this process. Anticipate \$15,000 to \$20,000 plus or minus for the new planned development application. Further costs will be incurred with associated attorney costs to review and formulate documents. This is only an estimate and is subject to change. Joe Blackmore, Treasurer, will keep close tabs on expenses to insure VDL's money is spent carefully and wisely. He will report updates in Board meetings; documented in meeting minutes. I will assume everyone is in agreement with this expense since our planned development today does not cover all our needs.

**Second**, the PD Committee members will need permission granted from every lot owner to come onto their property to take measurements of the lot, take pictures, identify and measure structures including dwellings, sheds, carports, decks, steps/porches, setbacks and other items they observe. Again, I assume every lot owner in VDL is agreement with this action. If not please arrange with a committee member to meet them on your lot so they may complete their work.

One of the PD Committee's key documents to share with all of us and, the attorneys and the County will be a portfolio depicting the current 'foot print' on every lot, complete

with pictures. Sherry Lane has volunteered to be our photographer if the PD Committee ultimately goes in this direction. Thank you Sherry.

**Third**, the committee, after documenting our current state, will then address what other items we want to see in our new planned development. Call it a “wish list” if you like. Our attorneys suggested we dream big so there is room for negotiation. Please understand that we very likely will not get everything we want. There will be risks associated with any action we take.

- Worst case scenario is the potential that every lot owner has work to do on their lots. Examples may include such things as minor adjustments to steps and sheds to potential modifications to structures, decks, carports, sheds and landscaping. Each owner will have to bear their own expense to come into compliance. We just won't know the extent of modifications until the county reviews our planned development request. The Board and our attorneys will work closely with Chelan County to gain as much of what we want as possible.
- Best case scenario is that everything we want gets approved. This would mean everything in place now is approved and the “wish list” items get approved.
- In reality and in all likelihood, the new planned development will fall somewhere in the middle between the two.

**Fourth.** Understanding that the PD Committee is representing all of our interests, not only do we need 100% commitment to move in the direction of a new planned development as previously mentioned , but once we get to the point of having a new planned development ready to go, VDL again needs 100% approval by every lot owner. This is the most critical aspect of this whole project. Without 100% approval we revert to the prior planned development and many of us will not be in compliance, resulting in even more complications.

I cannot emphasize enough the need to have 100% VDL lot approval of the new planned development. The PD Committee will make available to everyone the proposed planned development as it moves along the process, for your review. Over the course of the next months, you will be notified when the new planned development documents are ready for VDL lot owner review.

The PD Committee will meet to determine the best and most expedient course of action on the planned development and need for 100% approval at the start and at the end of the project. I'll work with Dave for input from the PD Committee and coordinate with Leslie to be sure this information is provided on a regular basis.

Thank you,  
Don Jewett  
VDL Board President

That's all for this edition, thanks for reading!

*-Leslie Burns*