

HOT TOPICS FOR THE
CAPE GEORGE COLONY CLUB
HOA



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1. **DOGS/CATS:** Dogs must be on a leash except in the Off Leash areas or on your own property. Excessive barking by dog(s) is prohibited and is the source of complaints by other members. Cleaning up after your pet on common property is required. Cats should be kept inside as they and small dogs are susceptible to local wildlife (coyote, raccoon, cougar, eagle).
2. **SPEEDING:** The speed limit posted throughout the community is 20 MPH. Yes, 20 MPH. Please observe, even if going downhill, and ask your vendors to observe the speed limit, too. We have no sidewalks in the community and observance of the speed limit is critical to the safety and well-being of pets and people. All roads in the community are private.
3. **WEEDS & NATIVE PLANTS:** Owners are required to keep all noxious weeds or alien plants from their property, including Tansy Ragwort, Scotch Broom & Poison Hemlock. A plant list of Noxious Weeds and Native Plants is available for review at the office.

4. **WATER ISSUES:**

- a. Cape George has its own water wells and employs a certified water manager. Daily use of each metered property is limited to an average of 250 gallons per day.
- b. Water usage is monitored monthly. You will receive a postcard from the office if over usage is noted and/or a leak on your property suspected.
- c. If at the end of the calendar year, your meter shows use in excess of the daily average, you will be billed for the excess use at the following rate: Usage between 91,250 and 146,000 GPY will be charged \$2.50 per 1000 gallons. Usage between 146,001 and 182,500 will be charged \$3.50 per 1000 gallons. For all usage more than 182,501 GPY here is a charge of \$5.00 per 1000 gallons.
- d. Should you need to turn off your water at the meter, it is best to contact the office and request that that task be performed by staff (i.e. Donnie, caretaker/maintenance).

Even plumbers have damaged meters when doing this and the parts and repair can be costly. If you or your plumber damage the parts, the cost of repairs is passed on to you.

e. Backflow devices may be required on your property to prevent the unwanted flow of non-potable substances back into our water system, i.e. drinking water. One common circumstance when such devices are needed is the use of lawn or plant irrigation. Contact the office if you have questions regarding your systems.

5. **TREES:** You may NOT cut or remove a tree from your property without a Cape George permit. Cutting trees within 200' of the bluff will require County permits before a Cape George permit can be considered. You may NEVER cut or remove a tree from another member's property or from our community property.

6. **HEDGES:** Hedges are defined as a row of planted vegetation commonly having comingled foliage, which has been permitted to flourish so that it has

the effect of demarking part or all of a boundary or creating a visual screen. HEDGES CAN NOT BE MORE THAN 8 FEET IN HEIGHT. Complaints regarding hedges are common.

7. **DIRECTORY:** The office updates a Cape George Directory periodically. You must OPT IN if you want your information printed in the directory by contacting the office. Therefore, not all members are included in the directory, by choice. If you change your phone number, please contact the office so we can update our member database, and the directory if you choose. The office telephone number is 360-385-1177.
8. **SHEDS & OUT BUILDINGS & FENCES:** The rules regulating the placement of a shed, out building or fence on your property are contained in the Building and Property Regulations. Fences can NOT be more than 8 feet in height. A building permit is required for both, sheds and fences.
9. **TEMPORARY CONTAINERS:** You may have a temporary storage container on your property for

construction or other purposes for NO MORE THAN 6 MONTHS. You will need written authorization from the Manager, for tracking purposes, to place such a temporary storage container on your property.

10. **LIGHTING:** We have amazing night skies. The light from INDOOR or from OUTDOOR light sources MUST be shielded or directed in a way that minimizes the illumination of houses and property of other landowners and avoids significantly impairing the night vision of neighbors.

11. **SEPTIC SYSTEMS:** Cape George Colony Club is NOT connected to a sewer system. We have Septic Systems and owners anywhere in Washington State are required by state and local code to check their septic system on a regular basis to make sure it is working properly. How often you need to check your septic system depends on the type of system you have, according to Jefferson County:
 - a. Basic septic systems with a tank and a gravity-fed drain field must be inspected at least once every

three years. These systems are called conventional gravity septic systems.

b. Other types of septic systems must be inspected at least once a year. Pump to gravity, pressurized septic systems, sand filters, mounds, aerobic treatment units and other proprietary devices are in this category. These types of systems have pumps and other mechanical or electrical parts, and they need to be inspected more often than gravity systems.

c. Inspecting and maintaining your septic system is the responsibility of the property owner. You can hire a professional Operations and Monitoring Specialist or Licensed Septic System Designer to inspect your system for you. In many cases you can do it yourself with proper training and if you meet local requirements. The county requires inspection and filing of reports. Be sure you are aware of the requirements for your septic and that the vendor you choose is authorized to pump and certify your septic.

All septic systems are NOT the same. PLEASE CHECK WITH JEFFERSON COUNTY FOR ALL SEPTIC REQUIREMENTS.

12. **EMERGENCY ASSISTANCE:** Our Emergency Preparedness Committee develops plans to support the community in the event of emergencies. If you or someone in your home would require special assistance in case of an emergency, there is a form to be filled out and returned to the office to be sure your needs are met.

13. **EMAIL BLASTS:** The office will periodically send out email blasts to members who have provided their email addresses. These blasts inform us of emergency situations, events of interest, closure of amenities for maintenance, etc. To be the most informed, visit www.capegeorge.org to subscribe to our email blast list.

14. **COMMITTEES:** There are multiple committees comprised of volunteers that contribute to the running and upkeep of the Community Property. The current committees are:

- Building & Roads
- Election
- Emergency Preparedness
- Environmental
- Finance
- Fitness
- Marina
- Nominating
- Pool
- Water Advisory
- Workshop

Cape George also has a Social Club open to all members in good standing. The Social Club, among other things, recommends club house activities, supports social functions and fund-raising activities and coordinates multiple subcommittees including Welcoming, Memorial, Library, Cape George University and others.

Contacts for committees and the Social Club are listed monthly in the Newsletter.

A GOOD WAY TO CONNECT WITH OTHERS IS TO PARTICIPATE IN ONE OR MORE OF THE COMMITTEES.

15. **CONFLICT RESOLUTION:** Before filing a formal complaint, talk to the Manager to review the situation and consider options available, including our Dispute Resolution Process for member-to-member conflicts.
16. **PARKING DECALS ARE REQUIRED:** Parking at any of the community property sites including the clubhouse, pickleball court, beaches or marina requires a parking decal on your car. Please stop in the office with your license plate number, make and model to register at no charge. A temporary parking pass for your guests can also be picked up in the office.
17. **BURN PERMIT:** Open fires on homeowner's property require a burn permit from the Cape George office.

18. **PROTECT NATURE:** As caretakers of this waterfront community, we respect and protect nature. Please do not remove driftwood, shells, or rocks from the beach. Do not burn driftwood or interfere with wildlife. Please do NOT feed wildlife. To report an injured or dead marine mammal contact the Marine Science Center rescue at 360-385-5582

19. **JOIN US:** Feel like socializing? We have many groups which meet regularly including book group, yoga, fabric arts, soup suppers, acoustic music jams, pool exercise, marina workdays, Cape George University, writers' group, bridge group, Pickleball, and Petanque players. Something for everyone! New members are welcome to join.

20. **CREATIVE:** Have an artistic talent? The art wall at the clubhouse displays rotating creations by our members, young and old in many mediums. Check it out.

21. **NEWSLETTER/CALENDAR:** To keep up to date on community events such as potlucks, BBQ's, lectures

and pool schedules, check out the monthly calendar published in the newsletter, available in print at the mailbox bulletin boards or online.

22. **BOARD OF TRUSTEES:** We encourage member participation in our community and its government. Attending the monthly Board of Trustees Study Sessions (4th Monday of each month at the Club House at 3:00 p.m.) is the best way to share your ideas or hear what is on the mind of other community members and to hear the Trustees' discussion of the agenda items to be formally addressed at the monthly Board of Trustees meetings (4th Thursday of each month at the Club House at 3:00 p.m.)

23. **CRIME:** As in most communities we are occasionally victims of crime, with mail theft being the most common. Members are encouraged to switch to locking mailboxes for that reason. Contact the office for installation and size restrictions.

24. **WEATHER STATION:** At the bottom of the Cape George Website, you will find the Marina Weather Station, where you can see the local weather, forecasts, tides, and graphs of wind speed and gusts, etc.
25. **CAPE GEORGE WEBSITE:** You will find the Cape George Colony Club website at www.capegeorge.org where you can find valuable information and documents at this site including, but not limited to, the following:
- DOCUMENTS
 - a. Governing Documents
 - i. Covenants
 - ii. Articles of Incorporation
 - iii. By Laws
 - iv. Building Regulations
 - b. Rules and Regulations
 - i. Club Property
 - ii. Private Property
 - iii. Finance and Employment
 - iv. Miscellaneous Regulations
 - RESERVE SCHEDULES

- BOARD OF TRUSTEES
 - i. Notices of Board Meetings
 - ii. Notices of Study Sessions
 - iii. Minutes of Board Meetings
- STAFF
- FORMS
- NEWSLETTERS
- EVENTS & NOTICES
- ACTIVITIES
- FEE SCHEDULES
- PERMITS PENDING
- EVENT CALENDAR

We hope you will take time to review documents on the website.

WELCOME TO CAPE GEORGE COLONY CLUB HOA!!