



INDIAN SUMMER HOMEOWNERS ASSOCIATION

New Resident Orientation 2026

Welcome home — we're glad you're here.

Olympia / Lacey, Washington • ishoa.org





NEW RESIDENT ORIENTATION

We're glad you're here

A quick tour of how Indian Summer works — and how you fit into it.

01

Our Story

How Indian Summer grew from a golf course into a neighborhood

02

The Land

Sub-neighborhoods, the Nature Preserve, the Trail & Chambers Park

03

Two Organizations

How the HOA and the Golf Course operate separately — together

04

How We Govern

CC&Rs, your Board, VIS Management and the sub-HOAs

05

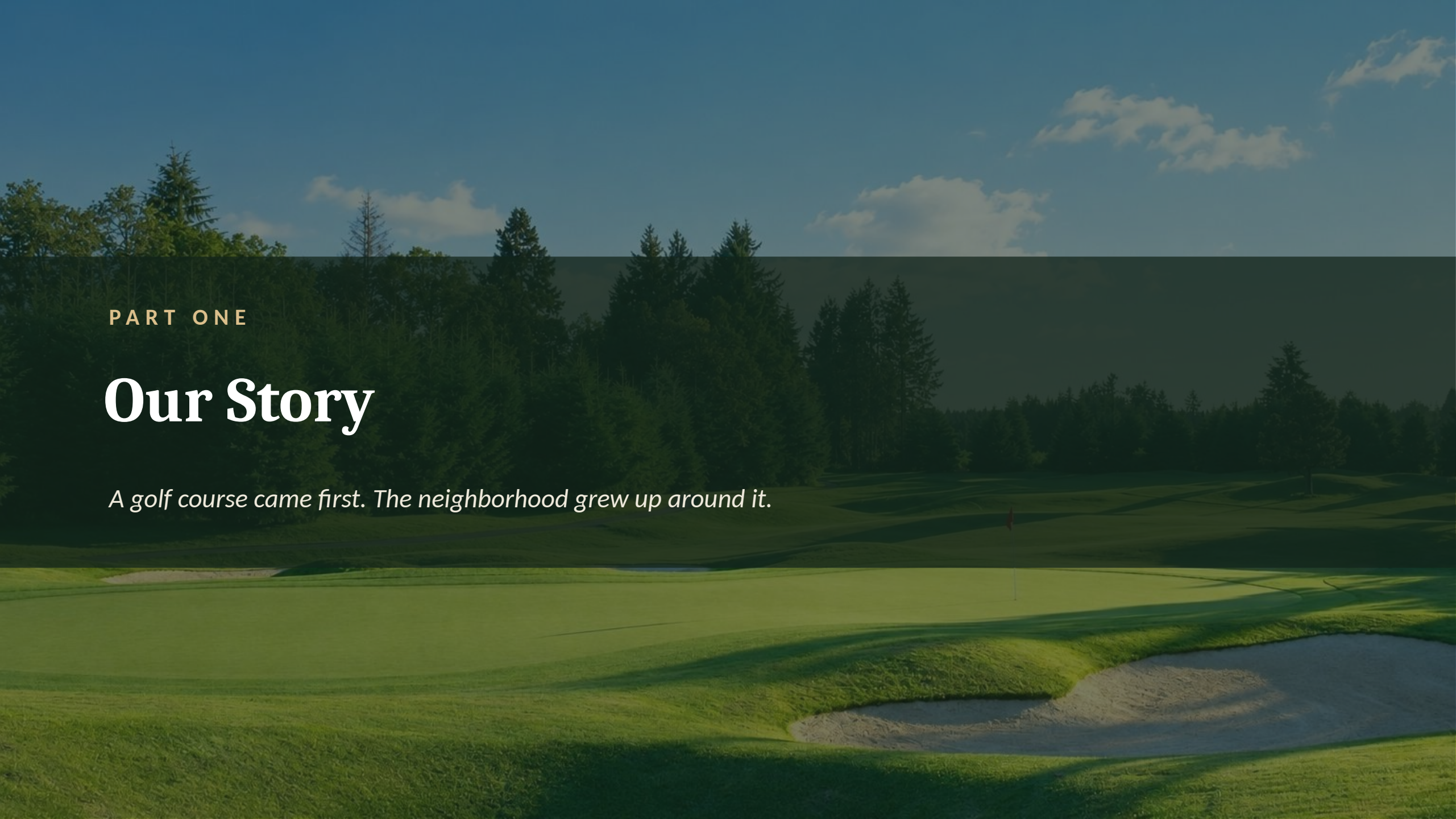
The Committees

Ten teams of neighbors doing the actual work

06

Getting Involved

Events, clubs, and the two hours a week that keep this place special



PART ONE

Our Story

A golf course came first. The neighborhood grew up around it.

HOW INDIAN SUMMER WAS FORMED

From fairways to front porches

Eight years that built the community you just moved into.

1992

The golf course opens

Indian Summer Golf & Country Club opens on Chambers Prairie — a Peter L. H. Thompson design set in old-growth forest and water.

1993

The HOA is incorporated

Indian Summer Homeowners Association is formed. Troon, Turnberry and a small portion of Prestwick are platted first.

1998

Kinsale is created

The community expands with the addition of the Kinsale neighborhood.

1999

Bellevita Townhomes begin

Our first attached-home neighborhood breaks ground.

2000

Prestwick Ln reaches Rainier Rd

Prestwick Lane is extended through to Rainier Road, opening a second gated entrance.

2000s

The Links & Chambers Park

The Links is created, and the historic Chambers homestead site becomes a community park under long-term lease.

HOW THE NEIGHBORHOOD IS LAID OUT

One community, several neighborhoods

Indian Summer wraps around the golf course. Three gated entrances — including the Rainier Road gate at Prestwick Lane — feed a network of internal neighborhoods, pocket parks and common areas.

- Troon, Turnberry & Prestwick — the original 1993 neighborhoods
- Kinsale (1998) and Kinsale Row
- Bellevita Townhomes (1999)
- The Links, Greenside Court and Fairway at 7
- Pocket parks, retention ponds and the 33-acre Nature Preserve

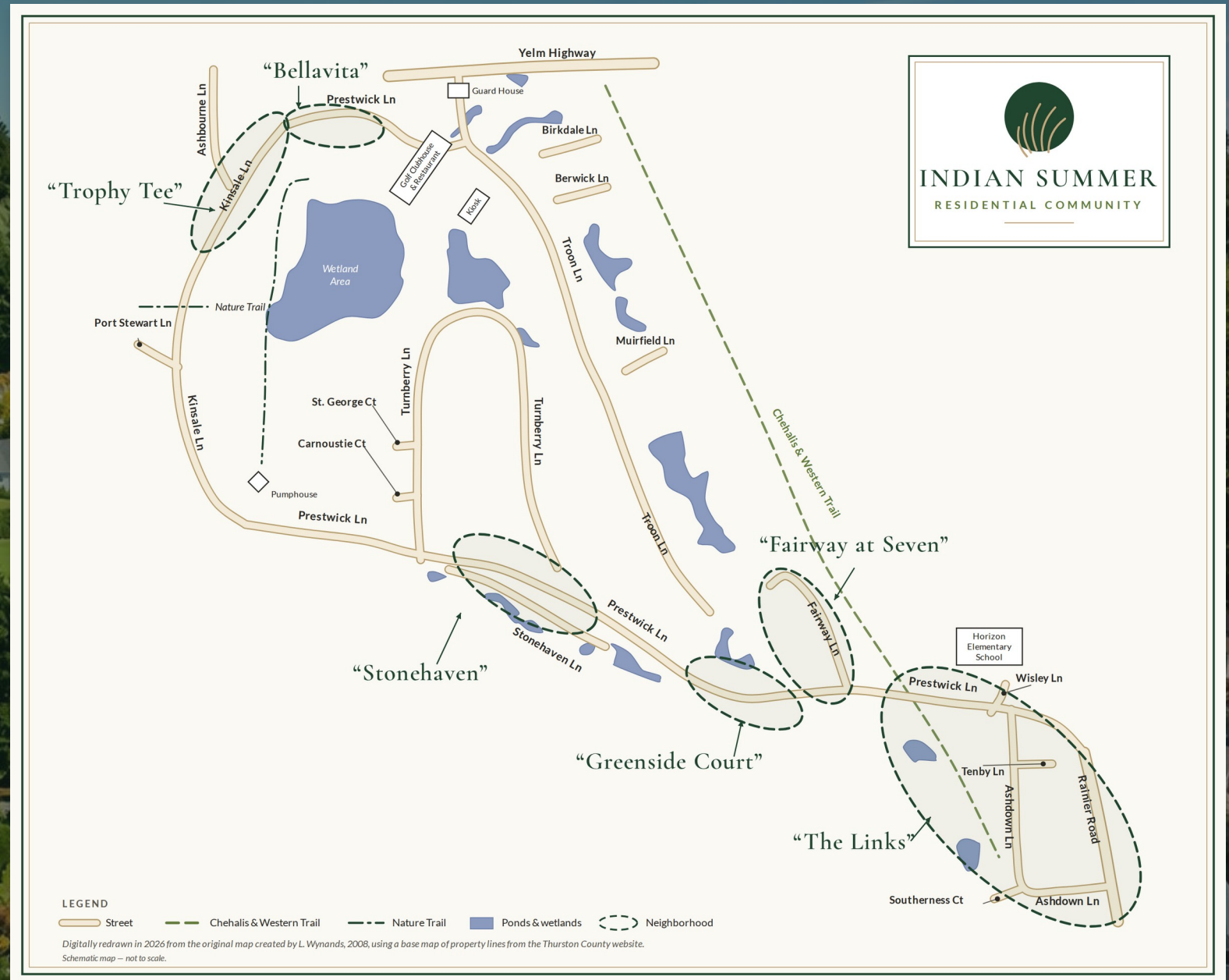
Four of these are sub-HOAs with their own boards and dues.



COMMUNITY MAP

Finding your way around

Every street, gate and neighborhood in Indian Summer, from the Yelm Highway entrance to the Rainier Road gate. The dashed outlines mark the named neighborhoods; four of them are sub-HOAs with their own boards.





RAINIER RD SE & PRESTWICK LN SE

Chambers Historical Park

A piece of Washington Territory history sits just inside our Rainier Road gate.

- In 1855, settlers on Andrew Chambers' land claim built a blockhouse here for shelter during the Washington Indian War. It sheltered about fourteen people and was abandoned within the year — no attack ever came.
- Today a historical marker and interpretive sign stand at the northwest corner of Rainier Rd SE and Prestwick Ln SE.
- ISHOA holds the site under a long-term lease with Thurston County and pays to maintain it.
- The gated lawn hosts the Pet Committee's Puppy Parties and other small community gatherings.

Also known as the Andrew Chambers Blockhouse, or Fort Chambers — one of several settler blockhouses built across Thurston County in 1855.

Our 33-acre Nature Preserve

Undeveloped forest and a seasonal pond, right inside the neighborhood.



2/3 mile

Walking trail with one side branch, maintained by volunteers



33 acres

Undeveloped forest and a large seasonal pond — home to screech owls, heron and trillium



7 nest boxes

Wood duck boxes at the pond margin, cleaned by volunteers each year

Homeowners chose more than 20 years ago to leave this tract wild. The southern trailhead and bulletin board are on Prestwick Lane.



USING THE PRESERVE

Walk it, watch it, leave it as you found it

Great blue heron, wood ducks, screech owls, trillium — all within a short walk of your door. A few simple rules keep it wild.

- Foot traffic only — no bicycles or wheeled vehicles
- No pets on the Preserve trail
- Closed after dark
- No fires or fireworks; do not damage plants or wildlife
- No trash cans on site — pack out whatever you bring in
- Wildlife concerns such as coyotes go to Thurston County

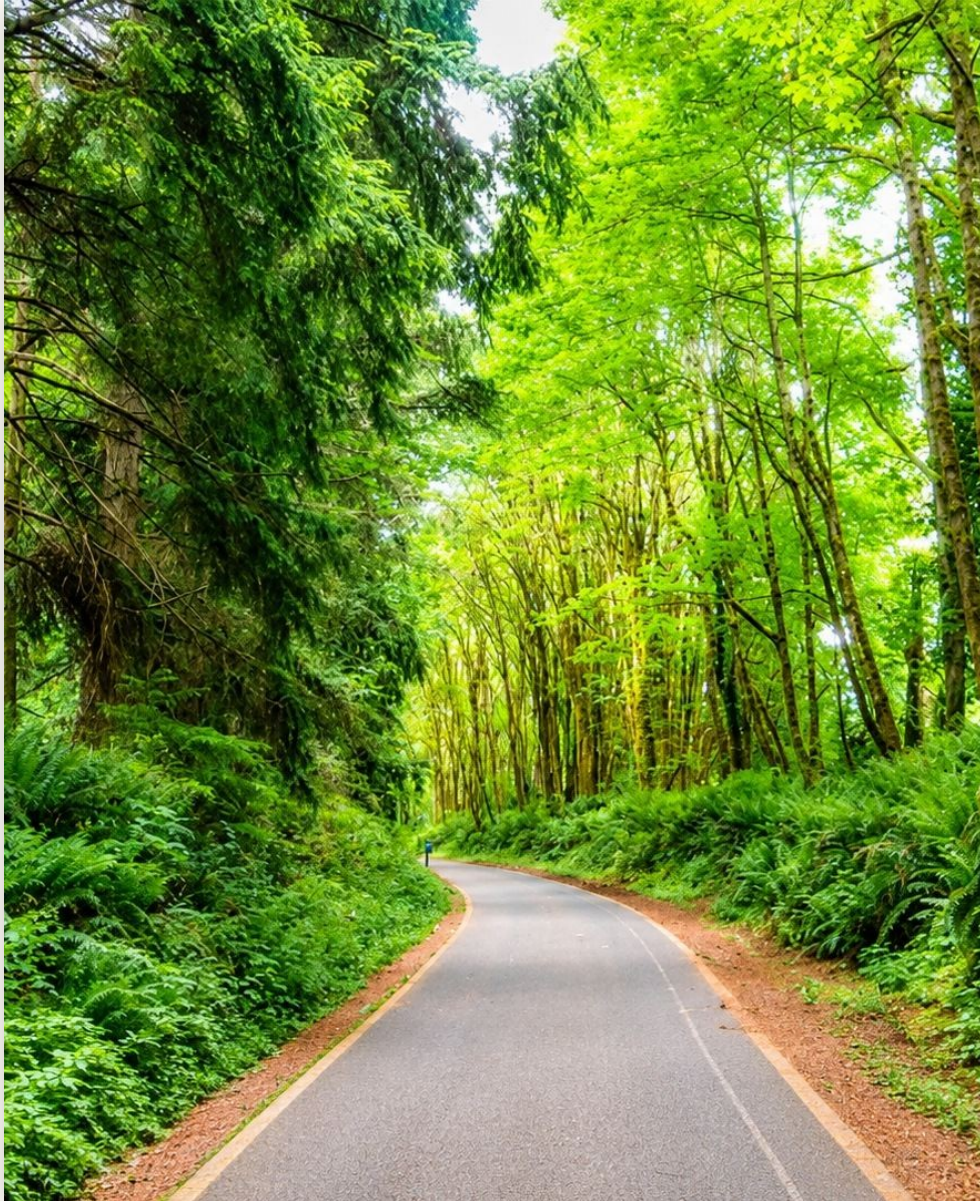
The species identification board and interpretive signs are posted at the Prestwick Lane trailhead.

NATURE PRESERVE • TRAIL MAP

Two ways onto the trail

Trail entrances are at the clubhouse and on Prestwick Lane SE, by the bulletin board. The two-thirds-mile trail winds through 33 acres of forest and past the seasonal pond — the hiker marks the Prestwick entrance.





22 PAVED MILES THROUGH THURSTON COUNTY

The Chehalis-Western Trail

A regional rail-trail runs right along our community — and you can get on it without leaving the neighborhood.

- Runs north–south from Woodard Bay on Puget Sound to Vail, and crosses the Yelm–Tenino Trail
- Access from inside Indian Summer is through the gates on Prestwick Lane, next to the Fairway at 7 Townhomes and The Links
- The large "swing" gates are for vehicles — watch for walkers and cyclists as you drive through
- Smaller "slider" gates on each side are for golf carts and pedestrians
- The keypad code is printed in your ISHOA Resident Handbook

Leashed dogs are welcome on the Trail. Trail hours are 9 a.m. to dusk.



PART THREE

Two organizations, one community

The HOA and the Golf Course are separate — and they share a fence line.

SEPARATELY, BUT TOGETHER

Who does what

Two independent organizations, one shared address.

Indian Summer HOA

A Washington non-profit corporation, incorporated in 1993 and governed by five volunteer directors elected by homeowners.

Owns and maintains the streets, sidewalks, gates, guardhouse, common areas, pocket parks, storm water systems and the Nature Preserve.

Funded by your HOA dues. Every homeowner is a member — membership is not optional.

Indian Summer Golf & Country Club

A privately operated golf club and clubhouse — a separate business with its own management, members and staff.

Owns and maintains the course, the cart paths, the ponds on the course, the Clubhouse and Embers Restaurant.

Golf membership is optional and separate from HOA dues. Embers is open to the public.

Where they meet: shared boundaries, shared views, and a shared interest in keeping Indian Summer beautiful. The CC&R Rewrite Committee is currently reviewing how the two relate in our governing documents.

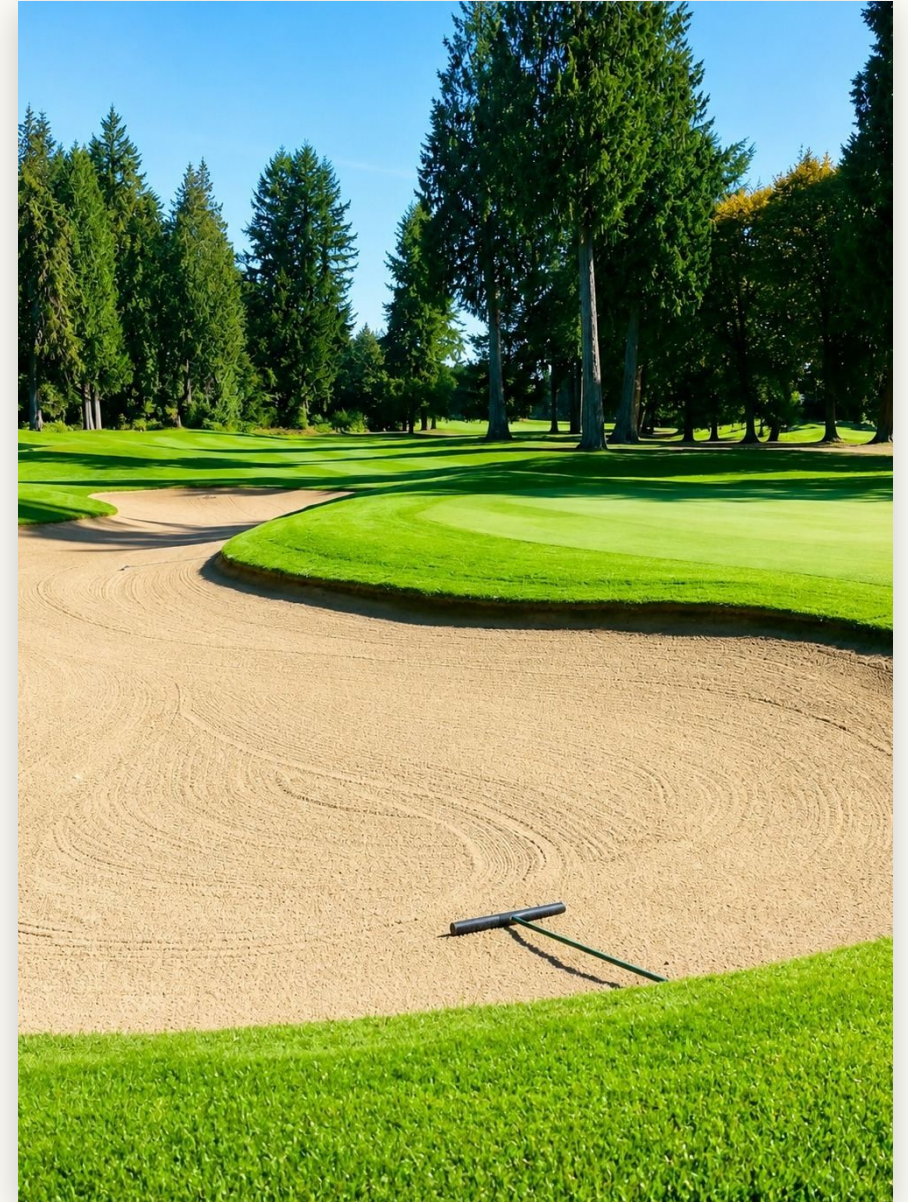
WHAT RESIDENTS SHOULD KNOW

The course is private property

Living on a fairway does not come with access to it.

- Only Golf & Country Club members who have checked in at the Pro Shop may use the course
- No dog walking, and no walking on the cart paths
- Children and pets may not play in the fairways, sand traps or ponds
- Course restrooms are for golfers who are actively playing
- Embers Restaurant in the Clubhouse is open to the public — everyone is welcome

Pro Shop (360) 459-3772 • Golf Course (360) 923-1075 • Embers Restaurant (360) 459-4572





PART FOUR

How we govern ourselves

Documents, a volunteer board, a management company — and you.

GOVERNANCE

The documents that run Indian Summer

In order of authority — each one has to agree with the one above it.

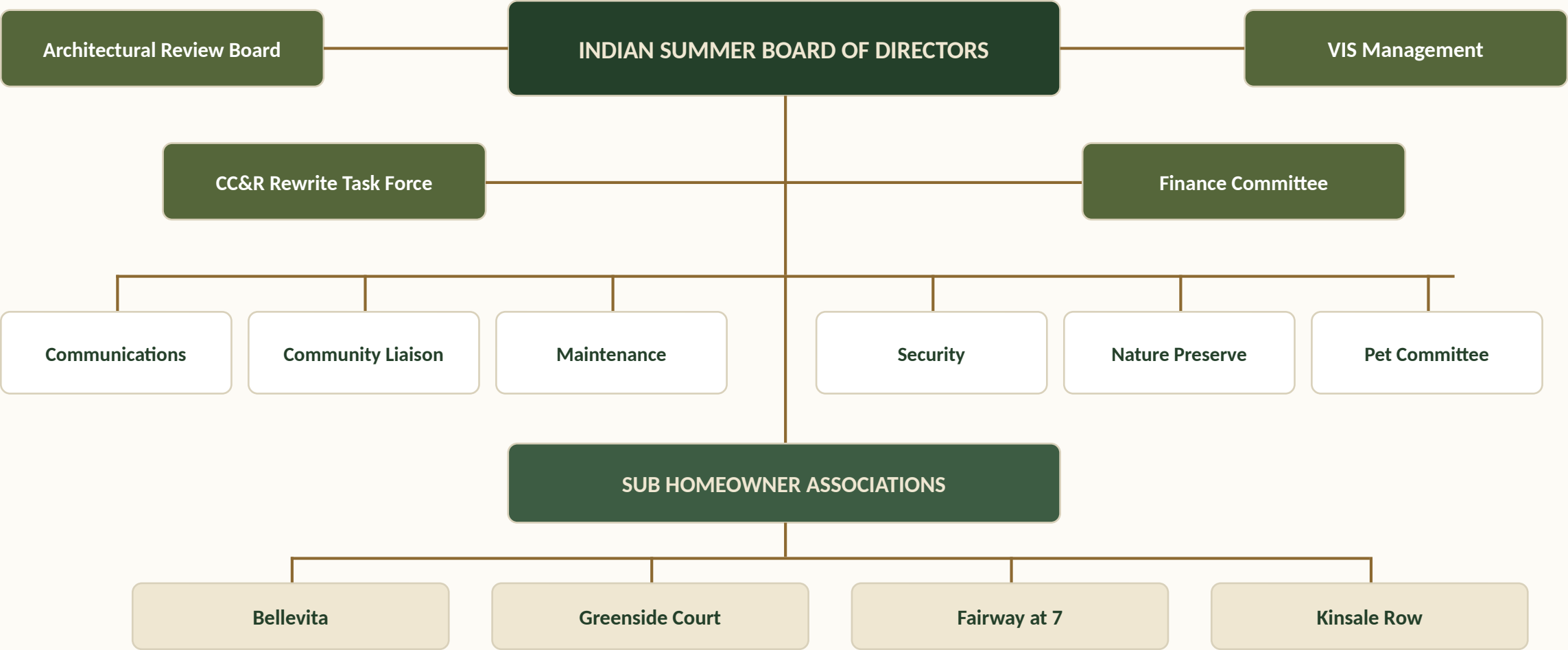
Washington State Law	RCW 64.90, the Washington Uniform Common Interest Ownership Act, sets the legal floor for how associations like ours must operate.
Articles of Incorporation	Filed in 1993. Establishes ISHOA as a Washington non-profit corporation.
CC&Rs	Covenants, Conditions & Restrictions — amended and restated in 2009, amended again in 2014. The rules that run with your land.
Bylaws	Second Amended Bylaws (2004). How the Association elects and runs its Board.
Board & ARB Policies	Day-to-day rules adopted by the Board, including ARB Policies 1–13 and ADM Policy 09.

All of these documents are available to you through the VIS Management FrontSteps portal and at ishoa.org.

ORGANIZATION CHART

How the pieces fit together

Revised July 2026.



YOUR 2026 BOARD OF DIRECTORS

Five volunteer neighbors

Elected by homeowners at the Annual Meeting each November, for staggered two-year terms.

PRESIDENT

Jeff Lawrence

VICE PRESIDENT

Don Lewis

SECRETARY

Jeanne Johnson

TREASURER

Gerald Hamilton

MEMBER AT LARGE

Terry Rupp

Board meetings are held the 4th Monday every month in the Clubhouse Fireside Room (or connect via Zoom) at 5:30 pm April–October and 3:30 pm November–March. Homeowners are welcome to address the Board at the start of each meeting.



WHO TO CALL

VIS Management & the Sub-HOAs

The Board sets policy. A professional management company handles the day-to-day.

VIS Community Management

Our professional property management company. Handles dues and payments, gate registration and RFID access, compliance letters, records, and the VIS FrontSteps owner portal.

8617 Martin Way East, Lacey • (800) 537-9619

Pacific Coast Security

Staffs the guardhouse and runs a nightly roving patrol.

Guardhouse hours: Monday–Friday, 6:30 a.m. – 4:30 p.m.

Guardhouse (360) 438-9256 • Thurston County Sheriff (360) 786-5500

Four neighborhoods inside Indian Summer also have their own sub-associations

Bellevita

Greenside Court

Fairway at 7

Kinsale Row

If you live in one of these, you belong to both ISHOA and your sub-association — each with its own board, dues and rules. Sub-HOA president contacts are on the [Contacts page](#) at ishoa.org.



PART FIVE

Volunteers are the heart of ISHOA

Every gate, sign, party, trail and flower bed is a neighbor who decided to care.

THE COMMITTEES

Ten teams of neighbors

Open any of these on ishoa.org to meet the people behind them — and every one of them would welcome your help.



ARB

Approves exterior and landscaping changes



Maintenance

Streets, common areas, ponds, mailboxes



Community Events

Picnic, garage sale, holiday party, annual meeting



Finance

Budget, audits, reserve study, investments



Pet Committee

Good pet citizenship & Puppy Parties



Security

Gates, cameras, guardhouse, traffic safety



CC&R Rewrite

Modernizing our CC&Rs and Bylaws



Nature Preserve

The trail, nest boxes and interpretive signs



Communications

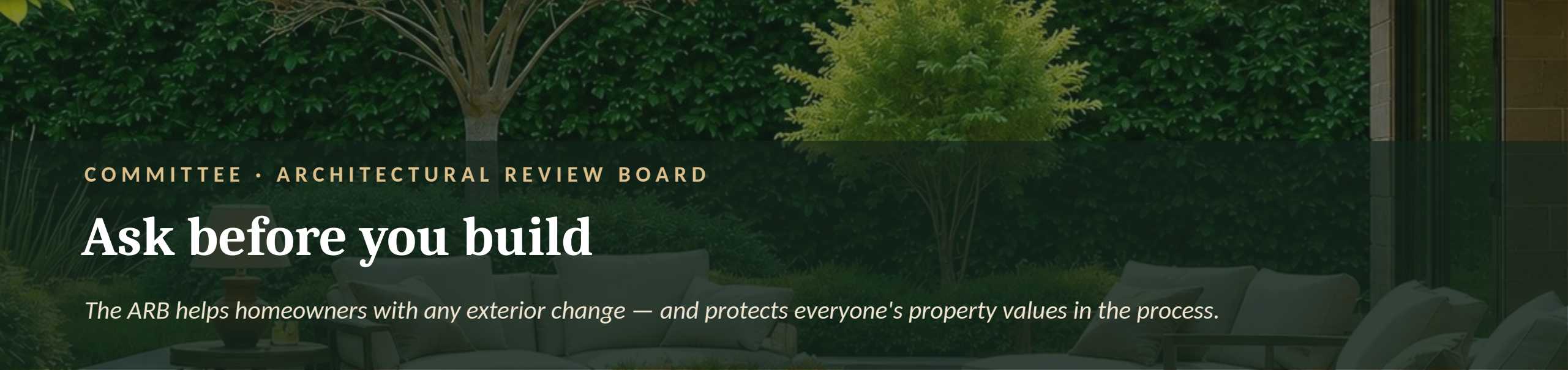
Website, signs, text alerts, Resident Handbook



Clubs

Book Club, Mahjong, Wine Club, Thirsty Thursdays

Most committees ask for an average of about two hours a week — eight hours a month. Nobody is expected to do it all.



COMMITTEE • ARCHITECTURAL REVIEW BOARD

Ask before you build

The ARB helps homeowners with any exterior change — and protects everyone's property values in the process.

Submit an ARB application before you start work on:

- Construction, remodels and re-roofing
- Solar panel installation
- Exterior painting and fencing
- Hardscape installation
- Landscaping changes — bed shape, size or ground cover
- Tree removal

Some things need no approval — for example, planting or removing annual flowers, refreshing the bark in an existing planting bed, routine pruning of trees and hedges, or removing dead shrubs. Check your ARB Policy for the exact details.

Applications are under FORMS at ishoa.org • Committee meets the 2nd Thursday of each month at 10 a.m. • Guided by CC&Rs Articles III & IV and ARB Policies 1-13.



COMMITTEE • MAINTENANCE

Keeping the common ground beautiful

Nine resident volunteers and a Board liaison — retired executives, a physician, a landscape designer, a contracts manager.

What they look after

- Landscaping and irrigation across all common areas
- Streets, sidewalks and storm water systems
- Electrical and water utilities, and mailbox installation
- Volunteers walk pocket parks and check ponds after heavy rain
- Notices go up before each quarterly street sweeping
- Contractors do the physical work — no shovel required

See something broken? Use "Notify Maintenance of a Problem" on the ishoa.org home page — or email ismaintenancecommittee@gmail.com.

Gates, cameras and good habits

Indian Summer is a gated community — but not a secured one by police standards. Good neighbors are the other half of the system.

Getting in and out

- RFID tags are \$20 from VIS and open all three gates
- Gate keycards for family or hired help are \$12
- The Cellgate app opens any gate from your phone
- Visitors use the gate touchscreen to call your registered phone — press 1 to talk, then * to open

Keeping it safe

- 25 mph limit, speed humps, radar signs and speed cameras
- Close garage doors; lock cars left in the driveway
- Leave exterior lights on at night and lock your doors
- Call the guardhouse to report a solicitor, suspicious activity, a theft, or a scheduled delivery

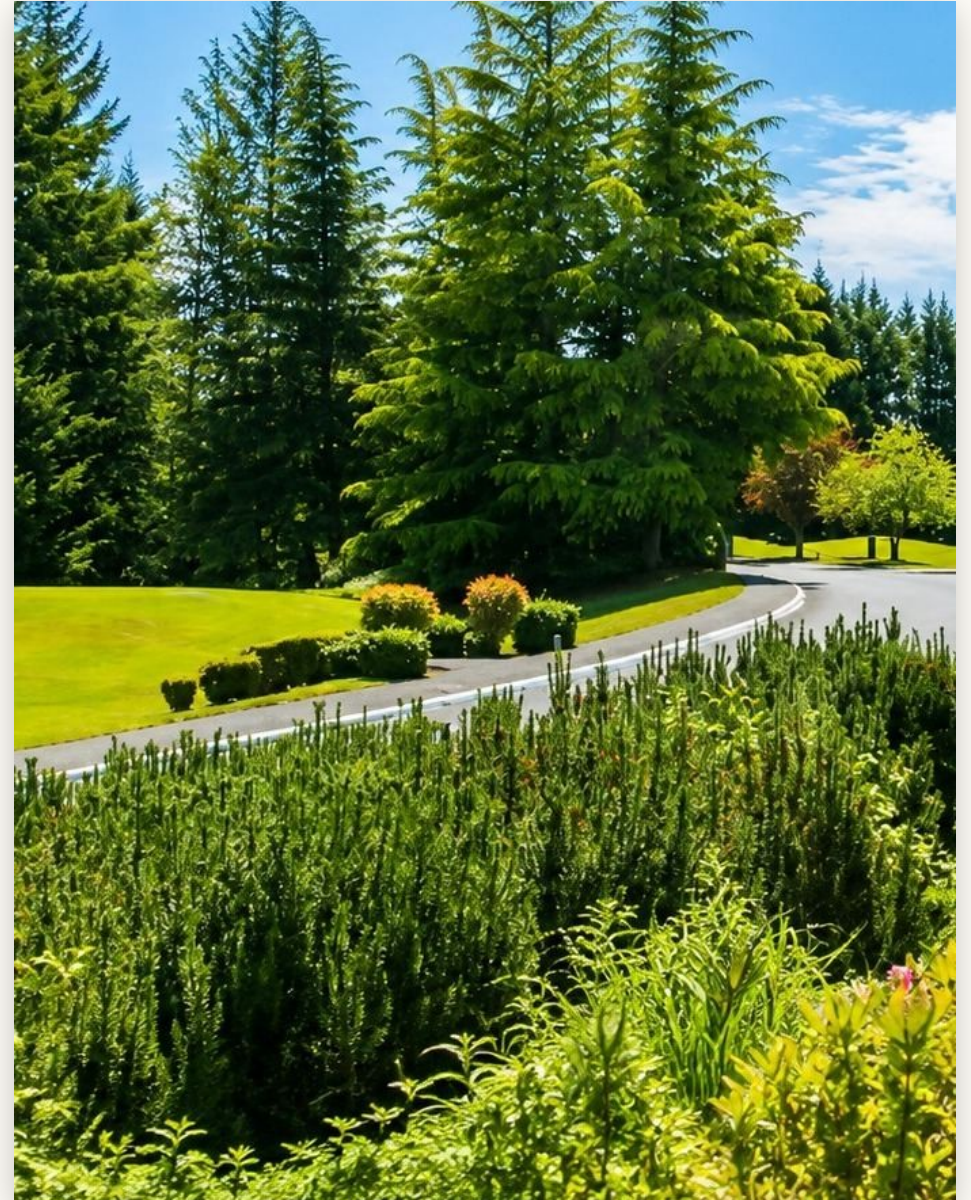
COMMITTEE • PETS

A pet-friendly neighborhood

The Pet Committee promotes good pet citizenship, organizes gatherings, and helps neighbors sort out pet concerns.

- Puppy Parties and other get-togethers at the gated Chambers Park site, just inside the Rainier Road entrance on Prestwick Ln
- Keeps a separate email list so dog owners hear about events
- Monitors and maintains the pet-waste bag dispensers throughout the community
- Meets the 1st Monday of each month at 1:30 p.m. in the Clubhouse Board Room. All residents welcome.

Leash your pet at all times • carry your own bags • dispose of waste in your own garbage • no pets on the golf course or in the Nature Preserve.



COMMITTEE • COMMUNITY EVENTS

Opportunities to meet your neighbors

Volunteers plan and staff every one of these — and you can help with just the ones that fit your schedule.

Summer Picnic

The whole community, one afternoon

Community Garage Sale

Neighborhood-wide, every August

Annual Meeting

November — elect your Board

Golf Cart Parade & Food Drive

Decorate a cart, fill a food bank

Holiday Party

Early December at the Clubhouse

Wine Club & Winemakers Dinners

Hosted at the Clubhouse through the year

The full calendar — committee meetings, board meetings and every event — lives on the Events page at ishoa.org.

COMMITTEE • COMMUNICATIONS

Three ways we reach you

The team that keeps the whole community informed — and the one most open to new ideas and new tools.

ishoa.org

Built and updated weekly by residents: board contacts, committee pages, the events calendar, forms and documents.

Text alerts

The SMS program started in 2024. More than 300 homeowners now get time-sensitive news by text message.

Signs at the gates

Posted at the gate entrances for meetings, events and anything urgent.

The Communications Team also maintains the Resident Directory.



Sign up for text alerts

Scan the code with your phone camera — or go to splango.com/bjoin/101754

The quiet work behind your dues

Two committees that shape what Indian Summer costs and how it is governed.



Finance Committee

Advises the Treasurer and the Board on the budget, the annual audit, the Reserve Study and investment policy.

The Reserve Study is our long-range plan for replacing what we own — roads, ponds, gates — so the Association can avoid surprise special assessments.

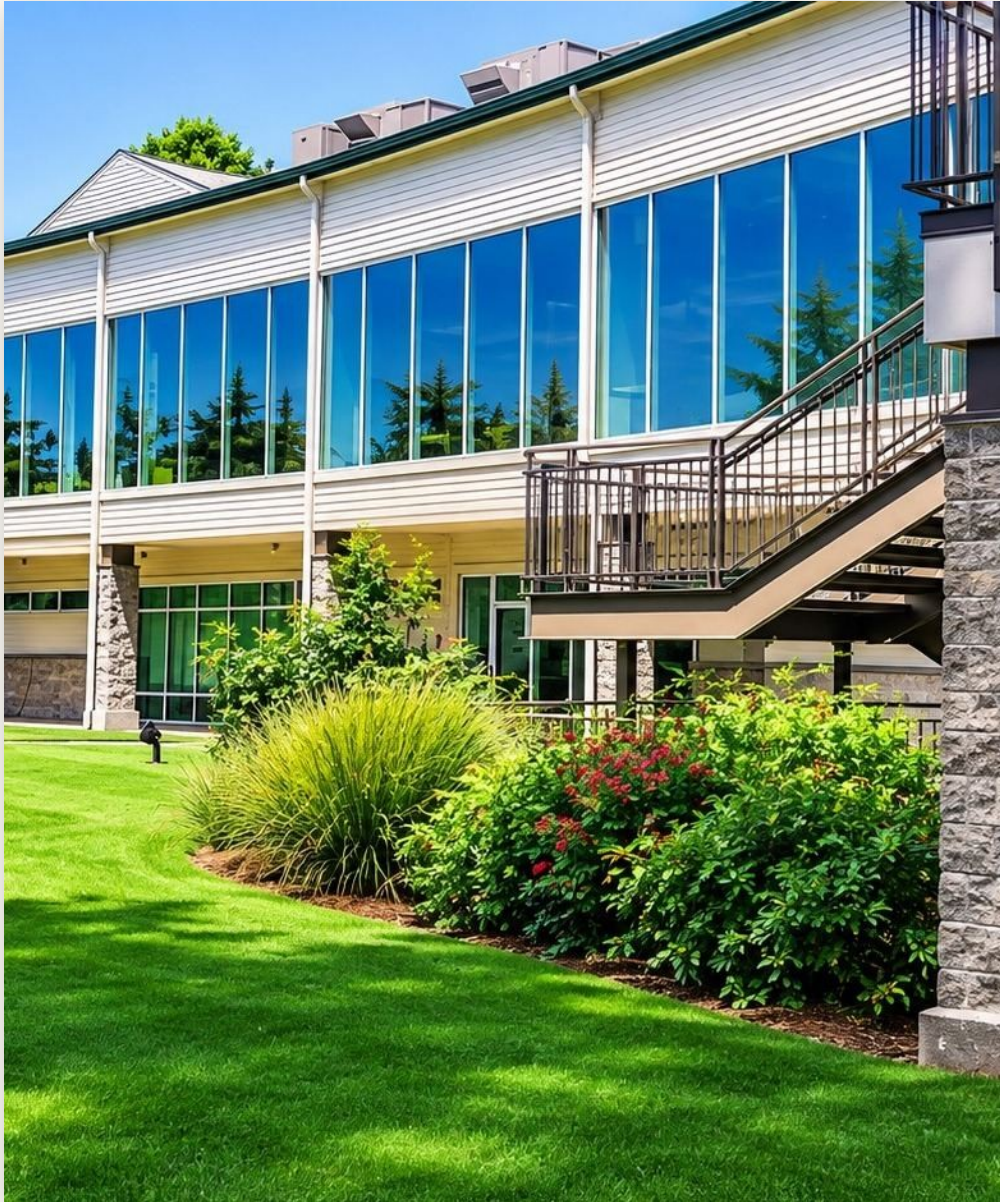
Looking for residents with finance, accounting or budgeting experience.

CC&R Rewrite Committee

Assists the Board in amending our CC&Rs and Bylaws — to meet new federal, state and local requirements and to say things in plainer English.

Reviewing what has worked since 1993, how other communities handle the same questions, the ISHOA / Golf Course relationship and RCW 64.90.

Adoption requires an affirmative vote of 320 homeowners.



CLUBS & SOCIAL LIFE

Find your people

Four resident clubs meet regularly. No committee appointment required, just show up.

- Book Club — first Wednesday of the month at 7 p.m., in members' homes
- Mahjong — Wednesdays at 9:30 a.m. in the ladies' card room downstairs at the Clubhouse; new and experienced players welcome
- Wine Club — monthly on Thursdays at 6:30 p.m. at the Clubhouse, hosted by the Golf & Country Club
- Thirsty Thursdays — Embers Lounge, 5:30–7:30 p.m., cocktails and specials on appetizers

Clubhouse dinners — pasta nights, Winemakers Dinners and prime rib every Friday night — are on the Events calendar at ishoa.org, along with every club contact.

WEBSITE NAVIGATION

Everything is on ishoa.org

Eight tabs across the top — the one address worth remembering.

- Home — next meeting, key phone numbers, "Notify Maintenance of a Problem"
- Board — your five directors and the meeting schedule
- Committees — click any tile to meet the volunteers behind it
- Events — the full community calendar
- Contacts — guardhouse, VIS, golf course, utilities, sub-HOA presidents
- Forms — ARB applications, RFID gate card orders, request forms
- Resident Directories — password protected
- Hot News — anything urgent

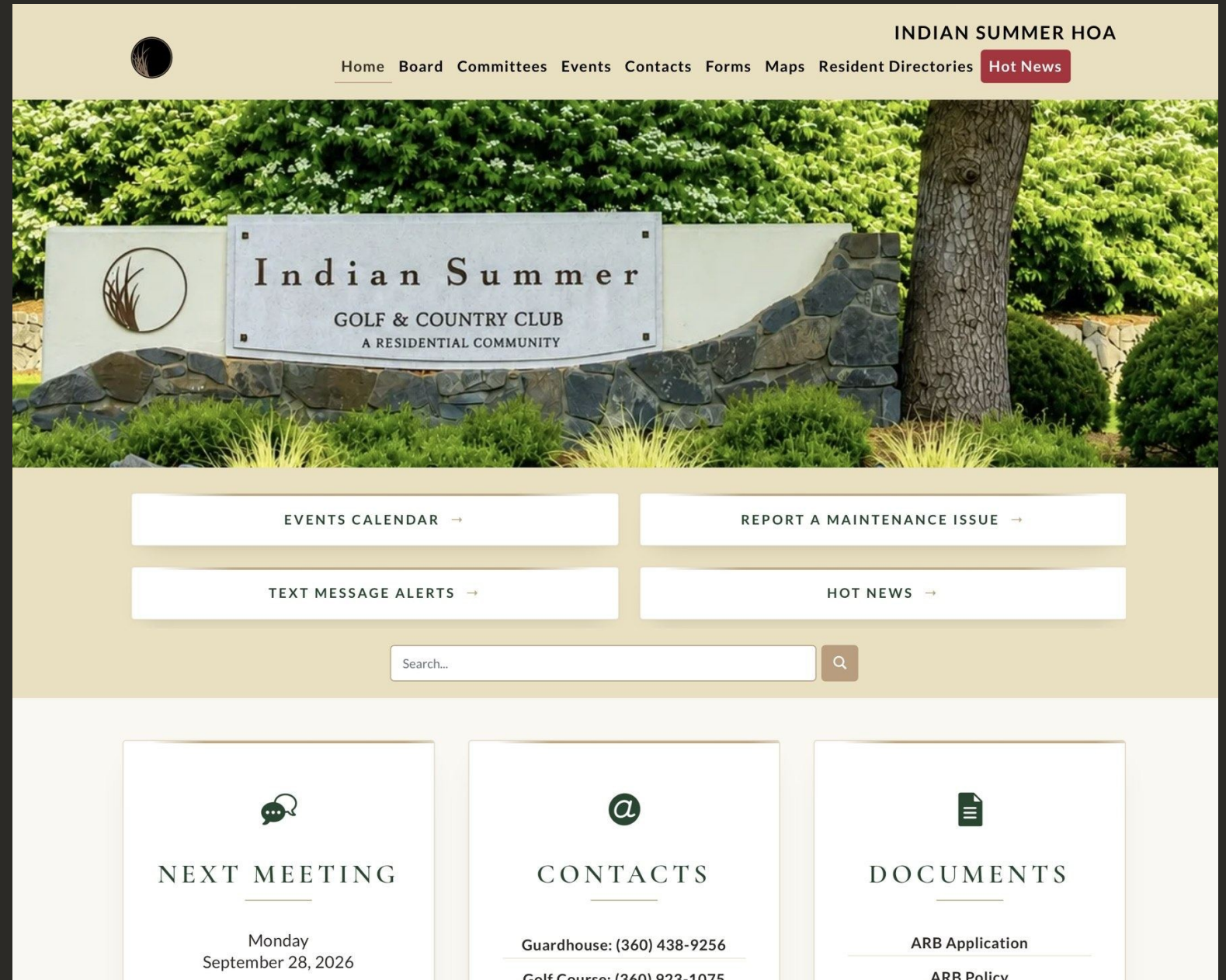
Governing documents and financial reports live in the VIS FrontSteps portal, linked from the site.



ISHOA.ORG • HOME PAGE

Start on the front page

Next meeting date and Zoom details, key phone numbers, and one-click buttons for the events calendar, text alerts, Hot News and reporting a maintenance issue.



ISHOA.ORG • HOT NEWS

Anything urgent

Gate outages, road work, Board announcements and calls for candidates are posted here first. If something seems off in the neighborhood, check Hot News.



INDIAN SUMMER HOA

[Home](#) [Board](#) [Committees](#) [Events](#) [Contacts](#) [Forms](#) [Maps](#) [Resident Directories](#) [Hot News](#)



HOT NEWS

Please get ready for

Street Sweeping

MONDAY & TUESDAY



Keep our streets clear

Avoid parking your cars on the street on Monday & Tuesday.



Keep an eye on our storm drains

Please report any storm drains that need attention.

REPORT A MAINTENANCE ISSUE

To report maintenance issues within the community, please use our online form:

ishoa.org/maintenance-incident-report/



SCAN TO REPORT

Thank you for helping care for our community.

The community calendar

Every Board meeting, committee meeting, club night and social event, month by month. Click any entry for the time, location and Zoom details.



INDIAN SUMMER HOA

HomeBoardCommitteesEventsContactsFormsMapsResident DirectoriesHot News



2026 UPCOMING EVENTS

SEPTEMBER 2026

04Prime Rib Night, Every Friday at Embers – [Click to Learn More](#)

07Labor Day Holiday (no outside vendor work allowed)

07Pet Committee 1:30PM Embers Lounge at ISG&CC

08Maintenance Committee 3:00PM at ISG&CC Board Room

10ARB Committee 10AM at ISG&CC Board Room

10Annual New Resident Orientation 7PM at ISG&CC Fireside Room

14Board Work Session 5:30PM at ISG&CC Board Room

15Finance Committee 2:30PM-4:00PM at ISG&CC Board Room

17Indian Summer Wine Club

24Thirsty Thursdays at Embers Lounge, Last Thursday of every month – [Click to Learn More](#)

28Board of Directors Meeting 5:30PM at Fireside Room [Show Zoom Details](#)

TBDSecurity Team Meeting at ISG&CC Board Room

ISHOA.ORG • FORMS

Forms, ready to download

ARB applications, RFID and gate card orders, renter information, complaints and the committee volunteer application — fillable PDFs you can complete and send in.



INDIAN SUMMER HOA

Home Board Committees Events Contacts Forms Maps Resident Directories Hot News



REQUEST FORMS

CLICK ANY FORM TO PREVIEW OR DOWNLOAD

 Architectural Review Board Request	 CC&R Violation & Fine Appeal	 RFID/Gate Card Order Form
 Committee Volunteer Form	 Fees and Fines Schedule	 Renter/Non-Owner Policy
 Renter/Non-Owner Form	 Condo Contact Form	 Vacation Notification Form
 Complaint Form	 Pet Complaint Form	 Other forms available on the VIS resident portal FrontSteps – Click to login

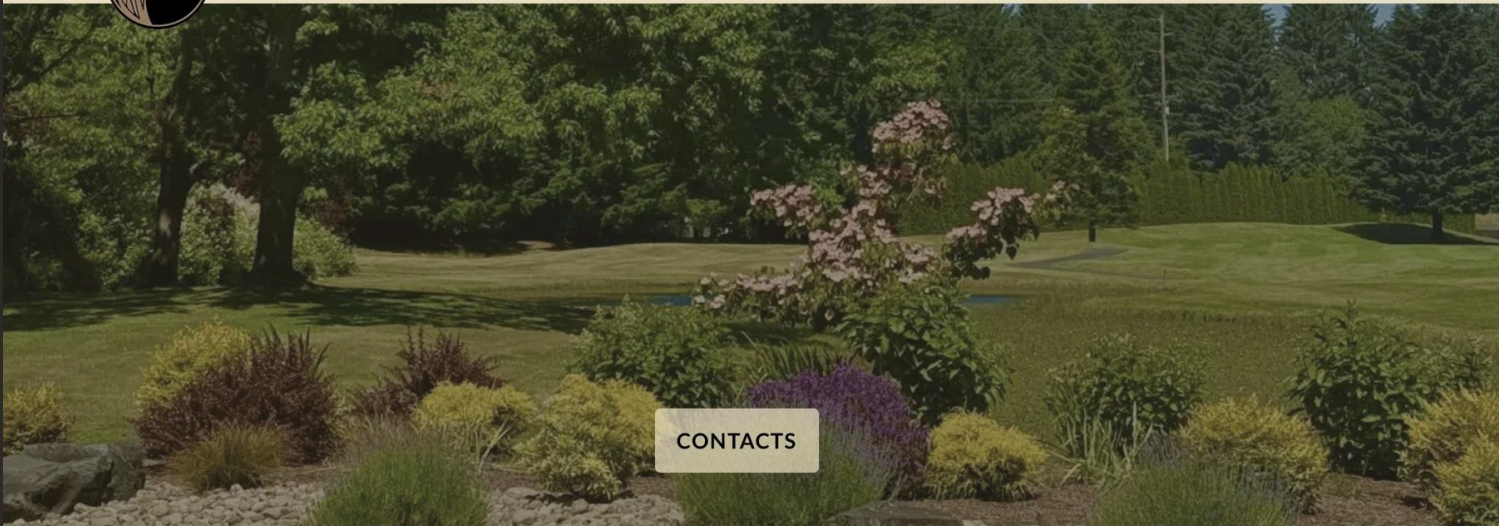
Who to call

Board members, committee chairs, the gate house, VIS Management and sub-HOA contacts in one searchable list, with phone numbers and email.



INDIAN SUMMER HOA

HomeBoardCommitteesEventsContactsFormsMapsResident DirectoriesHot News



All

Board of Directors

Architectural Review Board (ARB)

Committee Chairpersons

Clubs

Gate House & Security

Search ...

Jeff Lawrence

President

CC&R, Compliance, Security

✉ indiansummerhoaboard@gmail.com

Don Lewis

Vice-President

✉ indiansummerhoaboard@gmail.com

Gerald Hamilton

Treasurer

Finance

✉ indiansummerhoaboard@gmail.com

Jeanne Johnson

Secretary

✉ indiansummerhoaboard@gmail.com

Linda Kaszycki

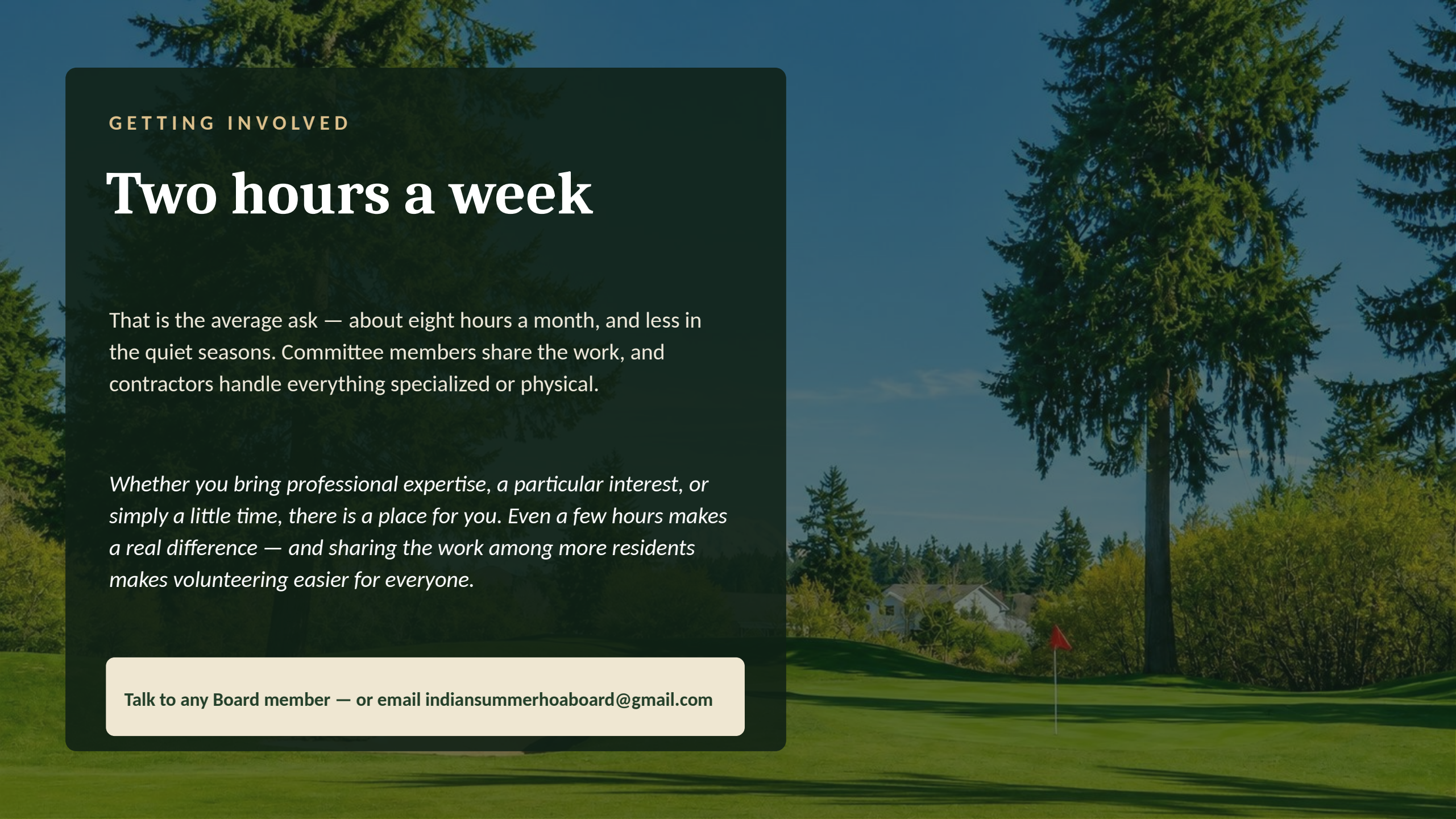
ARB Chairperson

✉ lekaz@msn.com

Mike Brauser

CC&R Rewrite

✉ ishoaCCR@gmail.com



GETTING INVOLVED

Two hours a week

That is the average ask — about eight hours a month, and less in the quiet seasons. Committee members share the work, and contractors handle everything specialized or physical.

Whether you bring professional expertise, a particular interest, or simply a little time, there is a place for you. Even a few hours makes a real difference — and sharing the work among more residents makes volunteering easier for everyone.

Talk to any Board member — or email indiansummerhoaboard@gmail.com

WHERE WE COULD USE YOU • 1 OF 2

Pick a committee, bring a neighbor

Our core volunteers have been at this for years — and they would love to see some new faces.

Maintenance

WHAT YOU'D DO

Stroll the pocket parks and common areas with an eye out for anything amiss — a branch down after a storm, a pond running high, a notice to post before street sweeping.

HELPFUL TO HAVE

A good eye and a willingness to walk the neighborhood. Handy with irrigation, construction or landscaping? Even better — but contractors do the heavy lifting.

VOLUNTEERS NEEDED

3 openings

Finance

WHAT YOU'D DO

Look over budgets, reserve planning and the monthly financials with the committee, so the Board can make well-informed decisions on your behalf.

HELPFUL TO HAVE

A head for numbers and some patience for detail. Experience — or simply interest — in finance, accounting, budgeting or reserve studies.

VOLUNTEERS NEEDED

2 openings

Pets

WHAT YOU'D DO

Spread the word about Puppy Parties, lend a hand at pet-friendly gatherings, tidy the park afterward, and keep the waste-bag dispensers stocked.

HELPFUL TO HAVE

A dog, a cat, or just a soft spot for the four-legged neighbors. Easily the friendliest way to meet people here.

VOLUNTEERS NEEDED

3 openings

WHERE WE COULD USE YOU • 2 OF 2

Three more ways to jump in

Same deal — a couple of hours, good company, and a warm welcome from the regulars.

Security

WHAT YOU'D DO

Help with traffic safety while crews work on the gates, gather details from neighbors reporting speeders or damage, and post the seasonal "Icy Roads" signs.

HELPFUL TO HAVE

No security background needed. A level head and a habit of noticing things. You'll work alongside the Board and our service providers.

VOLUNTEERS NEEDED

2 openings

Nature Preserve

WHAT YOU'D DO

Keep an eye on the trail, the nest boxes and the sign boards. Trim a little overgrowth, refresh the species board, clean the wood duck boxes.

HELPFUL TO HAVE

A love of being outdoors. Bring your boots and your binoculars — this one is more walk-in-the-woods than work party.

VOLUNTEERS NEEDED

2 openings

Events

WHAT YOU'D DO

Planning, setup, decorating, registration or day-of help for the Garage Sale, Golf Cart Parade, Summer Picnic, Holiday Party and Annual Meeting.

HELPFUL TO HAVE

An appetite for a good party. Pick the one or two events that fit your calendar — nobody is signing up for all of them.

VOLUNTEERS NEEDED

3 openings



LIKE-MINDED NEIGHBORS, ONE PURPOSE

Let's make this the best place you've ever lived

Friendly. Safe. Beautiful — and it takes all of us.

Indian Summer Homeowners Association · ishoa.org · Welcome home.