

# WOLF CREEK PROPERTY OWNERS ASSOCIATION

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**ANNUAL MAINTENANCE FEE:** Applicable to all property owners per lot owned.  
\$ 399/yr, due Feb. 20, 2010

**WATER FEES:** Applicable to property owners connected to the water system.  
The new rate structure is retroactive to the last meter readings taken in November 2009.

- A \$360/year base rate will be billed bi-annually in May (\$180 for the period November through April) and November (\$180 for the period May through October). This equates to a base rate of \$30/month.
- A \$50 fee will be charged to any lot exceeding an annual average use of 500 gallons per day (gpd) based on the November to November readings, and charged if applicable with the second bill. The \$50 fee will be placed into reserve in the Water Capital Improvement Fund (where the new water connection fees also now go).

## **WATER HOOK-UP FEE:**

\$3600 for new connections.

## **BUILDING DEPOSIT FOR NEW CONSTRUCTION:**

\$2000 deposit is payable prior to breaking ground. Deposit refunded if construction completed within 18 months and all construction completion criteria are met.

## **NONPAYMENT OF ASSOCIATION ASSESSMENTS OR FEES:**

\$25 late fee on past due bills 60 days in arrears.  
1%/month on any unpaid balance.

- If balance remains unpaid and no payment arrangements have been made with the WCPOA Treasurer – a lien will be filed against the property and the owner will be assessed \$130 to cover the costs of filing the lien.
- Past due bills 60 days in arrears may result in disconnection of water service. Service will be restored only after the outstanding bill is paid in full plus a reconnection charge of \$TBD.
- Water connection rights may revert back to the Association if accrued bills are not paid within one year after the due date. A 30 day written notice will be mailed to the delinquent member and, if not satisfactorily settled at the end of that time, the connection right will be forfeited.

WCPOA

PO Box 152  
Winthrop, WA  
98862

PHONE (509) 996-4499  
E-MAIL [wolfcreekbod@yahoo.com](mailto:wolfcreekbod@yahoo.com)  
WEB SITE <http://www.wolfcreekpropertyowners.org>

# **WOLF CREEK PROPERTY OWNERS ASSOCIATION**

## **MEMBER BREACHES OR FAILS TO PERFORM ANY CC&R's :**

- Any violation of covenants or restrictions shall be considered a nuisance. Upon 15 days written notice to owner of violation, the WCPOA or it's representative, shall have the right to enter the parcel where the violation occurs or appears and abate the nuisance at the expense of the owner.
- The Association may cause such breach to be cured or any obligation to be performed on members behalf and recover the reasonable cost thereof from the member via special assessment or lien against the property.

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