

## HOA Billing Changes for 2026

The Riverhill HOA Board of Directors will be changing how annual billings are presented. This change will better present to you what those dues represent, how much is for annual dues and how much is for water service. This change simplifies the accounting used to pay the required sales tax on the water system portion of the annual billings. The sales tax will also be shown on your billing and become part of the annual dues. For HOA members who are current on dues the billing will have separate line item amounts for dues, water system service, tax owed on the water system service and total due. Other line items will appear if you are in arrears on your dues. These changes will take effect starting with the billing cycle starting January 2026.

In conjunction with the billing change the board has decided to eliminate the Unused Water Share, also known as a Hook Up with No Service, and will convert the Unused Water Shares to Full Water Shares. This was briefly discussed at the November 2024 Annual Meeting and during both the January and February monthly board meetings. After deliberation and consideration it was voted upon and carried by unanimous vote of the board to eliminate the Unused Water Share. The Unused Water Share will remain in effect through the end of 2025 with conversion taking place January 2026. This provides members time to consider options for how to move forward in 2026. Some of the reasons for the decision to eliminate the Unused Water Share are:

1. Eliminate the confusion for the community regarding the Unused Water Share. At every annual meeting the question has been raised what this is and how it applies.
2. WA state requires all water connections to be metered regardless of use. This includes our unused water shares even though no water is actually being provided to the customer.
3. Reduced cost in placing and maintaining meters, valves and connection piping require at unused connections.
4. The HOA expenditures to provide the water connection, used or unused, are virtually identical. The only cost difference between the two is the minimal cost in electricity to run the water pumps.
5. Elimination of potential leaks from unused connections. Most of the unused water connections have hose bib type valves at the point of service some of which are leaking.
6. Elimination of potential contamination sources from leaking unused connections when the water system must be turned off to make repairs.
7. Simplification of billing members, either you have a water share or you don't.

For HOA members who have Unused Water Shares the choices are:

1. Do nothing. For the remainder of 2025 dues will remain at the current Unused Water Share rate of \$280 annually. Starting 2026 be converted to a Full Water Share at the current rate of \$560 annually.
2. Relinquish your water share to the HOA. For the remainder of 2025 dues will remain at the current Unused Water Share rate of \$280 annually. Starting 2026 be converted to no water share, land only at the current rate of \$140 annually. To relinquish the water share members must notify the HOA in writing that you wish to relinquish your water share. The notification must be received by the HOA no later than December 5, 2025.

The rates quoted above are the 2025 rates and are provided for comparison. Rates may or may not change for 2026 however at this time no rate changes are planned. For most of you the do nothing option is the likely choice but the option is there to relinquish your water share to realize some financial savings for yourself. Questions or concerns about these changes should be directed to the board or any board member.

The water provided by the HOA to our community is the board's utmost priority. We strive to keep your water system in functional repair at the least cost possible while providing quality and quantity to each of you. This first week of March, 2025, a water main break at the pump house was immediately responded to, evaluated, dug up and repaired in roughly four hours with only about a period of 90 minutes interruption of service. Providing that level of service to you is not a small undertaking.