

RIVERHILL HOMEOWNERS' ASSOCIATION

QUARTERLY NEWSLETTER

JUNE 2026

Our Water System A Time of Change

By Michael McCarthy

Our water system provides a wonderful capability that we have to access our most important resource - our water supply. We are fortunate that the aquifer that our water has been so bountiful.

To ensure that we manage our system correctly we must have a Water System Operator (WSO). Until very recently our part time, WSO was resident Richard Hicks. Unfortunately, Richard has resigned because of conflicts with his regular full time work responsibilities. As a result we have hired H2O Management Services out of Shelton to serve as our part time WSO, our purveyor in DOH (Department Of Health) speak. Drew Noble from H2O will be the person who will ensure that our system continues to provide us with excellent water and complies with DOH and ODW (Office of Drinking Water) requirements.

This is the first change.

As our WSO will work to ensure that our water supply remains contamination free from the wells to our meters, we must do our part to ensure that contamination does not enter the water system from the homeowner's side of the meter (or connection to the system). This will be accomplished by the completion of the Cross Contamination Control Survey (CCCS). If that sounds familiar, you are right. Your reference to it is found in our yearly Consumer Confidence Report (CCR) which requires that connections to various

home systems must be reported to us. Once this is done we can discuss your options. Please review our CCR. Please note irrigation, although not mentioned, is another connection that must be reported.

Side note. At a recent meeting with DOH and ODW they strongly recommended that we accomplish a formal CCCS for our community. This will include a questionnaire to be mailed to each homeowner that will include a stamped return envelope.

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Property Owner Comments and Presentations to the Riverhill Homeowners' Association Board of Directors

By the Board of Directors

In compliance with Washington Senate Bill 5129 the first 15 minutes of each regularly scheduled board meeting is available for property owner comments (commenters). Commenters wishing to present should contact the Riverhill Homeowners Association (HOA) Secretary to allow the Board of Directors (the board) to prepare responses, if needed, for any comments.

Time and location of regularly scheduled board meetings are posted on the HOA website: <https://riverhillhoa.com/meetings.php>. On occasion, at the convenience of the board, regularly scheduled meetings may be delayed or postponed. A rescheduled meeting will be posted to the HOA website as quickly as possible. Commenters who have contacted the HOA Secretary

will be notified of the rescheduled meeting.

Commenters must arrive 15 minutes prior to the meeting. Upon arrival the commenter must inform the Secretary they wish to address the board stating who they are, their property address and the subject of their comments.

The order of commenters will be in no particular order.

A minimum time of two minutes will be provided to each commenter. This time may be extended if there are fewer than 7 commenters present; in such case the time allotted may be equally divided amongst all commenters. Commenters are not required to use their entire allotted time. Unused time will be yielded to the board. Any requested board response during commenter's allotted time will be part of the commenter's time and not extend the commenter's allotted time.

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The Future of the HOA: RCW 64.38 and 64.90

By Jim Pearson

The future of the Riverhill Homeowners' Association will be vastly different than it is today. Another result of Senate Bill 5129 is the law regulating the operation of our HOA. Currently the HOA legal governance falls under RCW 64.38 (<https://app.leg.wa.gov/RCW/default.aspx?cite=64.38>). This chapter covering HOAs expires in its entirety and permanently on 1 Jan 2028. It will be replaced by RCW 64.90 (<https://app.leg.wa.gov/RCW/default.aspx?cite=64.90>).

Reading and understanding RCWs is never easy but 64.38 was written for normal people while 64.90 was written by and for attorneys. A vast majority of 64.90 deals with condominiums and multiple unit properties. Our HOA would be classified as a plat community. Some of the RCW applies only to condominiums, some only to plat communities, some to everyone, some to non-residential communities. Regardless, as of Jan 1, 2028, RCW 64.90 and all of its requirements for plat communities will apply to our HOA. The new community requirements in the RCW which we currently are not compliant with – financials, auditing, voting, records keeping and reserve studies at the minimum – will need to be brought inline and up to date with the new RCW.

The board is looking into options for the HOA. One option is to hire a management company to generally manage the HOA day to day operations. Another would be to rewrite our bylaws and covenants bringing them into line with the new requirements while having the board continue directing the HOA. Another option under consideration is disbanding the HOA and placing all assets and liabilities into a newly formed water utility district under the control of its customers. Other options may reveal themselves while the board researches.

All the options will require hiring an attorney to assist with whatever direction is decided upon at the next annual meeting. Navigating the future changes will not be easy and likely expensive. Do expect and plan for next year's annual dues and water system fees to increase. By how much is not known now and won't be known until the board has some idea of the costs involved.

Our Water System

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This will be our second change.

The third change coming quite quickly will be the installation of a chlorine injection system in our pump house. This system will inject chlorine into the water coming from our wells. This will ensure that our water quality will continue to comply with ODW purity standards. This direction came during the meeting referenced above. During this meeting a list of HOA mitigation actions were presented and discussed. The ODW appreciated that we are willing to accomplish these actions but were insistent that the chlorination system be installed.

That is about as much big change as I can handle right now so let's look at our usual local issues.

First, it is summer and we must conserve our water as much as we can. Again the CCR has a lot of good ideas. Let us know if you come up with others. Thanks in advance.

Second, we will continue with our usual warm weather activities such as

- water main flushing
- meter installation
- water leak repair and blow off valve repair

All of these activities will require partial shut downs of the system. We will, as always, work to minimize the inconvenience to the affected homeowners and provide appropriate notification.

Third, one of our activities that does not require system shutdowns is the right of way clearing that must be done to ensure that we have access to our water mains. So, if your right of way is not clear please take some time to remove the brush and shrubs etc. It would be a help if you could remind your neighbor, as well. Thanks.

Property Owner Comments and Presentations

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Commenters will be asked to stop at the end of their allotted time regardless of being finished. If a commenter will not stop, depriving other commenters of their time or infringing on the commencement or the regular board meeting, the board will adjourn and reschedule a special meeting of the board.

The board will discuss comments as new business, normally near the end of the regular meeting. Final responses to comments will normally be given at the end of discussion. Additional research may be needed in which case the commenter will be notified of the board's response.

The comment period will close and the regular board meeting will commence after the 15 minute comment period has elapsed regardless of any remaining commenters.

Burning Information

Effective 1201 AM on Friday June 19, 2026. In accordance with County policy and to be consistent with the Dept. of Natural Resources. Permitted Land Clearing and Residential Fires will be prohibited on all Mason County lands. Please note that Recreational Fires (I.E. campfires, cooking and pleasure fires in a concrete, rock or steel ring) are allowed but will also be restricted once the NFDRS is elevated to the "High" level. For additional information, contact the Mason County Fire Marshal at 360-427-9670

"Every time you swim out to the rock it gets a little closer"

Really important stuff my kids have taught me
by Cynthia Copeland Lewis 1994