Why We Need to Increase Our HOA Dues

An HOA budget is much like a family budget: you need enough income to cover your expenses. Our proposed budget assumes everyone pays their HOA dues. Unfortunately, our records show that over the last few years up to 20% of homeowners have chosen not to pay their full dues, leaving us with a deficit of more than **$20,000**.

Last year, the previous board budgeted approximately $21,000 in expenses without identifying any expected income. To cover shortfalls, money from the **water system account was used for expenses that did not belong to the water system**, even though our governing documents prohibit co-mingling accounts. More than $7,000 for a parks account audit was charged to the water account, and water funds were also charged for accounting work related to the parks.

This is especially concerning because our water system is nearly 70 years old and will require significant maintenance and repairs as it continues to age. Last year, nearly **$18,000 of water system funds was spent**, including work on a well by a company that, according to the State of Washington, did not have the required permit or licenses. The company received **10 citations and a fine**. Because we have not been provided complete information about the work that was performed, **we do not yet know what additional costs or repairs may result from that work.**

We cannot continue using water system funds to cover other HOA expenses or rely on unpaid dues that may not be collected for years. We need to protect our water system, maintain our parks, carry the necessary insurance, and pay our ongoing operating expenses.

Sadly, this is why we need to increase our HOA dues.

The increase is not about spending more. It is about having enough money to properly operate the HOA, protect our aging infrastructure, and meet our financial obligations.

We also need everyone to pay their fair share. Beginning next year, we will look at placing liens on properties with unpaid dues. While liens may eventually recover money when a property is sold or refinanced, they do not solve our current operating shortfall.

We need a balanced budget, responsible financial management, and everyone contributing their fair share.

Thank you for being a neighbor and helping protect our community.