

2192537 Mason County WA

01/06/2023 01:18:22 PM RESOL

eRecorded #183283 RecFee: \$211.50 Pages: 9

LAKE CUSHMAN MAINTENANCE CO

After recording return to:

Lake Cushman Maintenance Co.
3740 N. Lake Cushman Road
Hoodsport, WA 98548

Document Title:

Lake Cushman Maintenance Co. Board Resolution No. 2023-01 Adopting the Schedule of Administrative Fees on 12/17/22 for the 2023 year

Supersedes the Lake Cushman Maintenance Company Resolution #10-21 Schedule of Administration Fees recorded on 2/4/2022, Auditor #2175788

Grantor:

Lake Cushman Maintenance Co.

Grantees:

Public

2023 LCMC FEE & FINE SCHEDULE

HOA FEES

GL CODE	DESCRIPTION	CURRENT FEE	
5210-200	M&O Late Payment Interest	1.50%	PER MONTH
5211-200	M&O Late Payment Penalty	\$ 25.00	PER MONTH
5212-200	M&O Certified Mail Fee	\$ 10.00	PER PIECE
5220-200	LIEN FILE & LIEN RELEASE - <i>Charged \$275 when lien filed & \$275 when lien released</i>	\$ 275.00	EA FILING
5260-200	M&O Payment Plan Fee	\$ 10.00	PER MONTH
5265-200	M&O Balance Inquiry Fee	\$ 50.00	PER LOT
5270-200	M&O_NSF Check Fee	\$ 45.00	EA INSTANCE
5280-200	M&O Owner Transfer Fee	\$ 200.00	PER LOT

MISC ADMINISTRATIVE FEES

Records Requests

RCW 24.03.135: Cost of inspecting or copying shall be borne by such member except for costs for copies of articles or bylaws.

RCW 64.38.045: The association may impose and collect a reasonable charge for copies and any reasonable costs incurred by the association in providing access to records.

Photocopying Fees

Up to 5 pages	Free for Members
6 – 10 pages	\$.12 per page (No Admin Fee)
11 – 50 pages	\$.12 per pg. + \$5.00 Admin Fee
51 – 100 pages	\$.12 per pg. + \$10.00 Admin Fee
101 – 150 pages	\$.12 per pg. + \$15.00 Admin Fee
151 – 500 pages	\$.12 per pg. + \$25.00 Admin Fee
Over 500 pages	\$.12 per pg. + \$20.00 hr.
Fax Services	Same as Copying
Notary Services	Free to Members

ARCHITECTURE COMMITTEE -- COMPLIANCE

5240-000	BASE FINE MAJOR CATEGORY <i>[See attached list.]</i>	\$ 400.00
	BASE FINE MINOR CATEGORY <i>[See attached list.]</i>	\$ 200.00
	ADMINISTRATIVE FEE / VIOLATIONS	\$ 100.00
	BUILDING PERMIT- NEW DWELLING	\$ 100.00
	BUILDING PERMIT - OVERSIZED OUTBUILDING	\$ 50.00
	LCMC or COUNTY EXEMPTION	\$ -
	TREE CUTTING PERMIT	\$ 10.00
	STOP WORK ORDER VIOLATION, DAILY FINE (Up to \$250/per day, AC's Discretion)	\$ 100.00

SHORT-TERM RENTALS (STR)

5240-000	New owners only - one-time registration fee - STR1	\$ 150.00
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Second violation - listed in policy - STR2	\$	250.00	
Third violation - listed in policy - STR3	\$	500.00	
Failure to register STR (short term rental) - FTR	\$	500.00	PER EVENT

PARKS

GL CODE	DESCRIPTION		CURRENT FEE	
5040-300	ANNUAL PASS / GUEST	\$	60.00	
	ANNUAL BOAT / TRAILER - MEMBER	\$	30.00	
	DAY GUEST VEHICLE	\$	30.00	PER DAY
	DAY GUEST BOAT	\$	30.00	PER DAY
	LAUNCH & LEAVE	\$	20.00	
	GAZEBO DAMAGE DEPOSIT	\$	75.00	PER DAY
	GAZEBO RENTAL (PARKS & GOLF COURSE)	\$	75.00	PER DAY

ROAD & GREENBELT FEES

5250-400	ADMINISTRATIVE FEE FOR VIOLATIONS When there is a violation, you will receive the base fine at the starting point and will receive a daily fine if the violation is not taken care of. The administrative fee applies to any violation and covers mail costs, materials and labor involved in processing the violation and associated paperwork.	\$	100.00	EA INSTANCE
5250-400	STOP WORK ORDER VIOLATION, DAILY FINE (UP TO \$250/DAY) - <i>See attached list</i>	\$	100.00	EA INSTANCE
5250-400	BASE FINE - <i>See attached list</i>	\$	200.00	PER VIOLATION
5250-400	DAILY FINE - <i>See attached list</i>	\$	25.00	PER VIOLATION
5250-400	ROADS & GREENBELTS PROJECT BOND			PER PROJECT PER PROJECT
5250-400	GREENBELT/RIGHT-OF-WAY TREE MAINTENANCE APPLICATION & PERMIT	\$	50.00	PER APPLICATION
5250-400	RIGHT-OF-WAY USE APPLICATION & PERMIT	\$	50.00	PER APPLICATION

SECURITY FINES

5010-500	ABUSE OF STICKER / PASS RULES	\$	500.00	
	1st OFFENSE TO THE NUISANCE NOISE POLICY	\$	140.00	
	2nd OFFENSE TO THE NUISANCE NOISE POLICY WITHIN ONE YEAR OF CONFIRMED FIRST OFFENSE	\$	290.00	
	3rd OFFENSE TO THE NUISANCE NOISE POLICY WITHIN ONE YEAR OF 1st AND 2nd OFFENSE	\$	1,200.00	
	BURNING ILLEGAL MATERIALS	\$	500.00	
	CABIN WATCH	\$	40.00	PER MONTH
	DANGEROUS DOG	\$	550.00	
	FAILURE TO COMPLY BURN	\$	600.00	

FAILURE TO LOCK GATE	\$	300.00
FIRE UNATTENDED	\$	500.00
FIREARMS	\$	1,500.00
FIREWORKS	\$	1,500.00
NUISANCE DOG / PET	\$	250.00
OTHER PARK RULE VIOLATIONS	\$	75.00
PARKING/DOCKING	\$	75.00
UNLICENSED / UNACCOMP DRIVER	\$	150.00

WATER UTILITY FEES

GL CODE	DESCRIPTION	CURRENT FEE	
5106-700	WATER DEPOSIT - NEW OWNER	\$ 300.00	HALF OF ANNUAL BASE RATE
5130-700	NEW WATER CONNECTION FEE <i>[Payment plan allowed @ \$10/mo., case by case, only on new connection fee]</i>	\$ 7,000.00	EA INSTANCE
5135-700	WATER USAGE ** SEE LAST PAGE	TIERED	BASED ON USAGE
5136-700	TAMPERING FINE	\$ 750.00	
5140-700	DISCONNECT & RECONNECT <i>[delinquent accounts]</i>	\$ 75.00	
5140-700	RECONNECT AFTER HRS / HOLIDAY	\$ 250.00	
5141-700	WATER NON-ER SHUT OFF	\$ 35.00	
5141-700	WATER NON-ER TURN ON	\$ 35.00	
5142-700	METER TESTING DEPOSIT	\$ 400.00	
5142-700	HYDRANT USE DEPOSIT	\$ 250.00	
5143-700	DATA LOG USAGE	\$ 35.00	
5143-700	ACCOUNT DATA LOG REPORT OF USAGE	\$ 10.00	
5145-700	SYSTEM DEVELOPMENT FEE - Relocate Water Meter, etc.	Time & Material	BASED ON ACTUAL
5210-700	LATE PAYMENT INTEREST	1.50%	PER MONTH
5211-700	LATE PAYMENT PENALTY	\$ 25.00	
5212-700	CERTIFIED MAIL FEE	\$ 10.00	
5220-700	LIEN FILE & LIEN RELEASE - <i>Charged \$275 when lien filed & \$275 when lien released</i>	\$ 275.00	EA FILING
5250-700	ADMINISTRATIVE FEE FOR VIOLATIONS When there is a violation, you will receive the base fine at the starting point and will receive a daily fine if the violation is not resolved. The administrative fee applies to any violation and covers mail costs, materials and labor involved in processing the violation and associated paperwork.	\$ 100.00	EA INSTANCE
5250-700	STOP WORK ORDER VIOLATION, DAILY FINE (UP TO \$250/DAY)	\$ 100.00	EA INSTANCE
5250-700	BASE FINE	\$ 200.00	PER VIOLATION

5250-700	DAILY FINE	\$	25.00	PER VIOLATION
5250-700	WATER PROJECT BOND		PER PROJECT	PER PROJECT
5250-700	SUSPEND (DISCONNECT) & RECONNECT WITHIN THREE YEARS		Accumulated base rate fees	EA INSTANCE
5250-700	SUSPEND [DISCONNECT] & RECONNECT AFTER THREE YEARS OR METER ABANDONMENT [METER REMOVED]		Half of new connection fee & required shut-off valve	EA INSTANCE
5265-700	BALANCE INQUIRY FEE	\$	50.00	PER LOT
5270-700	NSF CHECK FEE	\$	45.00	EA INSTANCE
5280-700	OWNER TRANSFER FEE	\$	200.00	PER LOT

GOLF COURSE FEES

GL CODE	DESCRIPTION	CURRENT FEE
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Greens Fees

Daily Green Fee 9 - Holes

Member (HOA) <i>[6% will be deducted monthly from total sales and deposited into GC Fund Savings Acct, towards replacing (in phases) GC Irrigation system.]</i>	\$	20.00
Public	\$	23.00
Weekends/Holidays Member	\$	24.00
Weekends/Holidays Public	\$	26.00

Daily Green Fee 18 - Holes

Member (HOA)	\$	30.00
Public	\$	34.00
Weekends / Holidays Member (HOA)	\$	32.00
Weekends / Holidays Public	\$	36.00

Twilight Rates (After 3:00 pm)

9 Holes - Member or Public	\$	15.00
18 Holes - Member or Public	\$	22.00

Ongoing In-Season Special

18 Holes w/Cart (Monday/Tuesday)	\$	40.00
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Winter Walking Rates (October - March)

9 Holes - Member or Public	\$	15.00
18 Holes - Member or Public	\$	22.00

Power Cart Rental

9 Holes - Single Rider	\$	12.00
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18 holes - Single Rider	\$	18.00	
Annual Golf Cart Rental	\$	500.00	Plus Tax

Other Equipment Rental

Clubs for 9 holes	\$	11.00	
Clubs for 18 holes	\$	20.00	
Pull cart for 9 holes	\$	6.00	
Pull cart for 18 holes	\$	9.00	
Monthly Shed Rental, Gas or Non- Electric Use	\$	33.00	Per Month
Monthly Shed Rental, Electric Use	\$	43.00	Per Month
Annual Shed Rental, Gas Cart	\$	350.00	Plus Tax

GOLF COURSE FEES

GL CODE	DESCRIPTION	CURRENT FEE	
Driving Range Balls			
	Small Bucket	\$ 8.00	
	Medium Bucket	\$ 10.00	
	Large Bucket	\$ 12.00	
Memberships			
	Annual Green Fee, Public, 7-Days	\$ 850.00	Plus Tax
	Annual Green Fee, Member, 7-Days	\$ 675.00	Plus Tax
	Annual Green Fee, Junior (18 and Under)	\$ 200.00	Plus Tax
	Annual Trail Fee	\$ 130.00	Plus Tax
	Annual, Single Driving Range	\$ 175.00	Plus Tax
	Annual, Family Driving Range	\$ 300.00	Plus Tax
Punch Cards			
<i>Members</i>			
	9 Holes - 10 Rounds	\$ 190.00	Per Year
	18 Holes - 10 Rounds	\$ 285.00	Per Year
<i>Public</i>			
	9 Holes - 10 Rounds	\$ 220.00	Per Year
	18 Holes - 10 Rounds	\$ 330.00	Per Year

HOA ANNUAL DUES - 2023

GL CODE	DESCRIPTION	CURRENT FEE
	MAINTENANCE & OPERATIONS FEE	\$ 529.00
	CONTIGUOUS LOT FEE	\$ 25.00
	BILLED ANNUALLY JAN 10th; per contiguous lot	\$ 554.00
	<i>EMERGENCY RESPONSE - PER FF LOT</i>	\$ 150.00
	<i>HOA CAPITAL PROJ ASSESSMENT</i>	\$ 16.00
	<i>ROADS CAPITAL PROJ ASSESSMENT</i>	\$ 50.00

WATER ANNUAL BASE RATE FEES - 2023

5110-700	WATER OPERATIONS FEE	\$ 505.00	
5115-700	WATER CAPITAL FUND	\$ 35.00	
5120-700	WATER LOAN FEE	\$ 60.00	
5125-700	WATER RESERVE FEE	\$ -	
	BILLED QUARTERLY ON 5th to 7th	\$ 600.00	
5135-700	WATER USAGE **	TIERED	BASED ON USEAGE
	<i>TIER 1 [2,001 - 4,000 CU FT PER QTR]</i>	\$ 0.02	
	<i>TIER 2 [4,001 - 8,000 CU FT PER QTR]</i>	\$ 0.03	
	<i>TIER 3 [8,001 CU FT AND ABOVE]</i>	\$ 0.08	

THERE ARE NO RECREATIONAL OR SEASONAL WATER BASE RATES

SECTION VII FINE SCHEDULE

NOTE

The fines contained in this Fine Schedule are baseline fines for Major and Minor fines respectively. At the Board's discretion, fines may be waived, all or in part, based on mitigating circumstances presented by the violator(s) during appeal. Repeat of previous violation within 1 year - double the previous amount. *See page 21, Authority to Assess Fines

MAJOR CATEGORY FINES	MINOR CATEGORY FINES
Base Fine - \$400	Base Fine - \$200
Daily Fine \$40 up to \$4,000 Max	Daily Fines \$20 up to \$2,000 Max
MAJOR	MINOR
Set Back/ Easement Encroachment	Fence, hedge, or boundary walls
Unpermitted docks or floats	Signage (see Section V - Sign Paragraph)
Improper handling of septic (incl. gray water)	Unsightly property
Cutting or topping trees over 4" in diameter (conifer or deciduous) without permit. See Section III - Tree Paragraph and Section VI, Paragraph 3. Penalties. The same base fine applies to each tree cut or topped .	Debris or items left in the road right-of-way
	Vehicle, boat, trailer , or equipment repairs
	Unpermitted limbing over 15' from the ground
Building without a LCMC permit	Failure to register Renter/Occupant
Commercial Activities	Failure to provide renter/occupant with LCMC Governing Documents (see Section V- Renter/Occup0ant Paragraph)
Unpermitted lot development	Noxious and Offensive Activities
Residing in unapproved structure (See pg. 16)	
Improperly contained environmentally hazardous waste, (solid waste) garbage	
Unpermitted recreational vehicle where permit is required	
Failure to correct road damage resulting from development	
Exterior of structure not completed in 1 year	
Violations categorized as strikes (see page 19)	

PUBLIC WORKS & ROADS/GREENBELTS VIOLATIONS

These are the violations that could incur a fee. When there is a violation, you will receive the base fine at the starting point and will receive a daily fine if the violation is not taken care of. The administrative fee applies to any violation and covers mail costs, materials, and labor involved in processing the violation and associated paperwork.

Debris or items left in the Right-of-Way or Greenbelt

Failure to correct damage resulting from Right-of-Way or Greenbelt work

Non-compliant culvert installation

Right-of-Way or Greenbelt encroachment

Unauthorized Hydrant use

Unpermitted tree work in the Right-of-Way or Greenbelt (The same base fine applies to each tree)

Unpermitted work in the Right-of-Way or Greenbelt

SHORT-TERM RENTAL - FEES & FINES

The first call and violation received – Written Warning

The second call and violation is a monetary fine. Currently \$250

The third call and violation is a monetary fine. Currently \$500

The fourth call and violation will result in the revocation of the short-term rental permit and license for a 5-year period.

Failure to register an STR is a monetary fine. Currently \$500 per event

If a violation is upheld by the Board of Directors, there will be a “Strike” administered toward the property. (See the AC Three Strike Rule)