

Chemeketa Park Mutual Water Company

P.O. Box 588, Redwood Estates, CA 95044-0588

Schedule of Assessments, Fees and Charges

Last Updated: August 21, 2024

Chemeketa Park Mutual Water Company Bylaws, Section 8.1.15

The Board of Directors of the Chemeketa Park Mutual Water Company (CPMWCo) is required to maintain and publish annually in the minutes of the Corporation a schedule of current assessments, fees and charges, together with the dates on which they each become effective.

Monthly Assessments

Regular Rate: \$212.00 per connection [Adopted August 21, 2024]

Senior Discount Rate (90% of Base Rate): \$190.80 per connection - This discount applies to homeowners that reside at the property located in Chemeketa Park boundaries. In addition, the Senior Discount Rate does not apply to any homes occupied by senior renters.

Fees and Charges

Monthly Penalty for Past-Due Account: 1.5% of the past-due balance [Adopted July 3, 2003]

Minimum Monthly Payment for Past-Due Account: \$195.00 per connection [Adopted June 2, 2005]

Reconnection Fee for Connections Disconnected due to Non-Payment:
\$100.00 per connection [Adopted July 3, 2003]

Returned Check Fee: \$25.00 [Adopted August 21, 2024]

Charge for New Water Connection: \$20,000.00 [Adopted July 1, 2004]

Utility Lien Release Fee: \$200.00 [Adopted December 8, 2011]

Board Policy

- Accounts are invoiced on the 1st day of each month (if the 1st day of each month falls on a weekend, invoices are sent on the Friday before or the Monday after) and the invoice is due on the 25th of the month. Penalties for any past-due balance and the monthly assessment are applied on the 26th. Members are invoiced as follows:

“Monthly Assessment” + (“Unpaid Balance” * “Monthly Penalty for Past-Due Account”)

For example, if a balance of \$130.00 was unpaid through the 25th of the month:

$\$130.00 + \$130.00 + (\$130.00 * 1.5\%) = \261.95

[Adopted August 21, 2024]

- When an account is past due for more than 60 days, CPMWCo sends a written past-due notice to the member. This notice will ask for a payment greater than the “Minimum Monthly Payment for Past-Due Account” and require that the member call and arrange a payment plan. In addition, it will state that the member must respond by the next month’s Board Meeting or risk being shut off. Acceptable responses from the member are:
 - Payment greater than the “Minimum Monthly Payment for Past-Due Account”.
 - Communication to the Board (written or verbal) asking for special consideration.
 - Member’s presence at the next Board Meeting asking for special consideration.

If the member fails to respond, or is on a payment plan and fails to make the minimum monthly payment, CPMWCo will send a written shut-off notice to the member. This notice will ask for a payment greater than twice the “Minimum Monthly Payment for Past Due Account” and specify a deadline at 3:00 PM on the day 15 days from when the notice is mailed. In addition, it requires that the payment must be in the form of a money order or cashier’s check (no personal checks). If the member’s payment is not received by the deadline, then the water operator will be instructed to shut off the water connection.

Once a connection is shut off, CPMWCo continues to invoice the member each month for a “Monthly Assessment” plus a “Monthly Penalty for Past-Due Account” on the past-due balance. In order to be

reconnected, the member must pay the entire account balance plus a "Reconnection Fee for Connections Disconnected due to Non-Payment".

[Adopted January 12, 2006]

- When a connection has been shut off for non-payment for 5 months and the member fails to respond to CPMWCo requests for payment, the Board may instruct its representatives to file a lien with the County Clerk-Recorder's office for unpaid account's balance due. The Board may file a lien earlier if it feels that it is in the company's best interests to do so (e.g. the property is in foreclosure).

The lien shall be extended within 10 years from the filing date or within 10 years from the date of the last extension of the lien, by filing a new lien in the office of the county recorder.

The lien shall be released and a notice filed with office of the county recorder upon payment in full of the amount of the delinquent payment, together with any accrued charges, penalties, a "Reconnection Fee for Connections Disconnected due to Non-Payment" and a "Utility Lien Release Fee".

[Adopted December 8, 2011]

- Any member who has reached 62 years of age may apply for the "Senior Discount Rate" on their monthly assessment, as described in Bylaw 2.6.3, and receive a 10% reduction on all regular monthly assessments. To apply, the member must send a written request to CPMWCo and include proof of age (copy of driver's license, copy of birth certificate, etc.). The new rate shall be applied to the next month's invoice.

[Adopted June 3, 2004]

- The "Senior Discount Rate" may be applied only to owner-occupied residences. If the residence is jointly owned, then the discounted rate may be applied if any owner qualifies.

[Adopted August 5, 2004]

- It is the member's sole responsibility to be aware of "Senior Discount Rate" and to apply for it promptly when they reach 62 years of age. The Board shall not apply the rate retroactively for any member that does not sign up at his or her earliest opportunity.

[Adopted May 5, 2005]