

Rhododendron Water Association

Post Office Box 163 Rhododendron, OR 97049 503-622-5560

Rates and Payment Policies

Revised and Adopted November 2017

Residential:

Dues, Water Rates and Delinquent policy

1. Dues are assessed in January each year and will become delinquent if not received by March 1, per RWA Bylaws Article II Section 6, if paying annually. Quarterly payment option is available, but must be arranged with RWA prior to March 1.

2018 Full-Time rate

Residential Year-Round “Full-Time” members are defined as owners whose dwellings are served by the Association on a year-round- basis where the dwelling is the owner’s primary residence. A primary residence is the address listed on the owner’s Drivers License, State ID Card, Voters Registration Card or other suitable form of State Identification. A **Residential Year-Round “Full-Time”** member is also an owner of a dwelling, as listed on the Clackamas County Property Tax Records, where the dwelling is leased or rented.

2018 Part-Time rate

Residential “Part-Time” members are defined as an owner who maintains a primary residence at other than the premise served by RWA and that other primary residence is on the owners Drivers License, Voter Registration Card, State ID Card or other suitable form of identification and who **never** rents out the dwelling.

2018 Non-Use rate

Non-Use “Other Members” are defined as members who have paid the membership fee and all associated costs for the right to have water at their property, but who do not have a water connection or take water service.

2. Unless payment arrangements are made with RWA in advance of the March 1st delinquency date, a late payment fee of \$25.00 will be assessed with full payment due by the 15th of March. If dues are not received by March 15, a Shut-Off Notice will be sent by mail and a door hanger placed on the RWA member’s door. A 10-Day Grace period will be allowed to arrange for payment. If dues remain unpaid, or there is no payment arrangement made, water will be shut off anytime within 30 days of March 25th.

Payment options

1. Payments by check must be mailed and received by the due date. RWA also has the option of paying by credit card. Please contact RWA Executive Secretary and provide a valid credit card number. There is no “Walk-in” or pay in person option available.
2. Quarterly payment arrangements can be made with the RWA Executive Secretary. Payment schedules will be strictly enforced and can be revoked by RWA at anytime for any reason.

Quarterly payment

If a Quarterly payment option is desired, payment arrangements must be arranged prior to March 1. The first quarterly payment must be paid no later than March 1 and the 3 remaining quarterly payments will be due on the first day of each quarter (April 1, July 1, October 1). Payment will be considered delinquent if not paid by the first day of the quarter and a **Late Payment fee of \$25.00** will be assessed. If payment is not received by the 15th, a Shut-Off Notice will be sent by mail and a door hanger placed on the RWA member’s door. A 10-Day Grace period will be allowed to arrange for payment. If dues remain unpaid or there is no payment arrangement made, water will be shut off on the 25th.

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3. Payment schedules will be strictly enforced. If a payment is delinquent, or payment arrangements are not made, your water will be shut off and the fees to shut-off and turn-on water service to your home will apply.
4. If your water is shut-off for delinquent payment, water service will be restored only when all dues and fees owed are paid in full.
5. The 2018 RWA fees are:

Late Payment Fee \$25.00

Water Shut-off fee \$75.00

Turn-On fee \$25.00

NSF Check fee \$35.00

If the water connection is blocked in any manner preventing access to the water valve, an extra charge of \$75 will be added to the turn-off fee in addition to any costs associated with gaining access to the meter valve.

If a RWA resident member's water is shut off and that resident connects to another member's water source using a hose and/or other method, the paying member will have their water shut off as well and shut off/turn on fees will apply.

If arrangements for payments or dues are not paid in full as agreed, RWA reserves the right to place a property lien on the property. The property lien will be released only when all fees and dues are paid in full and the RWA board approves the release of the property lien.

Commercial and Metered Accounts

Commercial and metered accounts will be billed monthly and bills are due upon receipt. Billing will be based on the monthly meter reading and the number of EDU's (Equivalent Dwelling Unit) associated with each commercial account. If weather or other conditions make meter reading impossible, a prorated billing will be assessed and an adjusted billing will be sent the next month when meter reading is possible.

If payment or arrangement for payment is not received by the 15th of the month, the standard \$25.00 Late Fee will be assessed and added to the next monthly bill. If payment is not made by the 25th day of the month payment is due, water will be shut off and the following fees will be assessed:

Water shut-off fee \$75.00

Turn-on fee \$25.00

If water is shut-off due to non-payment a deposit equal to 25% of the total of the past 12 months water bill will be required.

No quarterly payment option is available for commercial and metered accounts.

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Other Fees

1. Application for Membership & Membership Initiation fee: **\$1500.00**

(Does not include connection to system)

Application for membership and water service shall be made to the Executive Secretary and is subject to the subsequent approval of the Board. A \$1,500.00 Application Fee shall be collected at time of application. The application shall be considered accepted upon payment by the applicant of the membership fee to the Executive Secretary. If, for any reason, the Board of Directors disapproves the application for membership, the application fee will be refunded.

2. Water connection fee: **AT COST**

The cost of connecting to the water system varies and is subject to the circumstances surrounding each connection. Generally, new water connections are required to provide 400 feet of mainline replacement. RWA will provide a bid to the member for the cost of connecting to the water system and what is required. The member can also choose an independent contractor to make the connection as long as all RWA connection requirements are met.

3. Transfer Fee: **\$150.00**

In the event that any member of the Rhododendron Water Association transfers ownership of the property served by RWA, water service may not be resumed at the location served by the Association until the new or replacement Member has paid to the Association a "Transfer fee" as may be fixed by the Board of Directors. The transfer fee so charged by this Association at any given time shall be uniform as to all such transferees at said time. Transfer between husband and wife shall not be subject to a Transfer Fee, but any other transfer, including those among other family members, shall be subject to such fee.

4. Returned Check Fee: **\$35.00**

Any check returned to RWA as NSF or is not honored by the financial institution, upon which the funds were drawn, is subject to the Returned Check fee.

5. Liened Property fees

Any member property that has had a recorded lien placed against the property by RWA for non-payment must pay all associated RWA fees, in addition to Clackamas County Recording fees, and any other fees associated with placing the property in lien.