HORIZON POINTE LACEY HOA
NEIGHBORHOOD NOTES
AUGUST 2026

Summer has peaked and will be sliding down rapidly this month to (shhhh!!) school. I hope everyone is squeezing every last bit of enjoyment out of the season!

INLAY TOT LOT At the Special Meeting on 7/29, the Board accepted a bid from Park N Play Northwest to complete this project. Yippee!! The estimator is a resident of HP and our confidence is high that this company will do their utmost to get this project finished up as quickly – and professionally – as possible. This time the light at the end of the tunnel shouldn't be an on-coming train!

ALLEYWAY RESEALING This work has been completed, though the company was lousy at removing cones and tape in timely fashion. (If there's any tape still up, please go ahead and remove it.) Resealing on a regular schedule puts off the day that the asphalt will have to be replaced.

SIDEWALKS The new sidewalks have been put in on Stone, Axis, and one on Balustrade, damaged irrigation pipes repaired, and dirt backfilled. Reseeding is next. (Trees will be replaced in Fall. Trees removed that were 15 feet or closer to light poles will not be replaced.) We are waiting for the pour on Inlay and Compass to be scheduled. We will be working with the City to get more sections on their calendar for 2027. We are the first HOA that has ever reached out proactively to work with the City on this issue, so they are as desirous as we are of continuing the partnership to address the many needs here.

TREES There are a number of trees planted within 15 feet of street light poles that are interfering significantly with the lights but would be difficult to trim in a healthy manner. The Board is looking at our reserves to determine how many more trees we can afford to remove/replace this year for both sidewalk lift and light pole interference. Removing trees is a short-term reserve expense that will have long-term operational expense impacts in reduced trimming needs, leaf pickup, and new root issues. We are also gathering requests for trimming Association trees that are hitting residents' houses or otherwise making a nuisance of themselves to do as a single project. Since this is above the 12 foot limit of our landscaping contract, it will require a separate bid.

WUCIOA – The gift that keeps on … taking! Another 2026 change in the Washington HOA/condo law causing major headaches for associations and management companies regards administrative charges for delinquencies. I want to be sure residents understand the change. Administration fees are the fees charged by management companies for managing the accounts and sending any necessary delinquency letters. (This is separate from late payment fines assessed by an association itself.) In the past, if Joe Blow didn't pay his assessment in January, he got a 1st notice with a 1st notice administrative fee of $15. If he then didn't pay in February, he got a 2nd notice and

another administrative fee of $15. March would be a 3rd notice and the same fee, and so on each month. The fee was assessed against the balance *as a whole*. With the 2026 law change, each month in sequence where there is a delinquency now counts both as a *new* delinquency **and** as a *sequential* delinquency. This involves TWO letters, incurring an admin fee for EACH. Under the new law, if Joe does not pay his January assessment, he receives a 1st notice and a 1st notice admin fee of $10.00 for January. (The law now stipulates this amount for a first notice.) If he then doesn't pay In February, he receives a 1st notice with a 1st notice admin fee of $10 for the February charge **PLUS** a 2nd notice with a 2nd notice admin fee of $15 for the *January* charge that still isn't paid. March would get a new 1st notice and 1st notice admin fee for March and 3rd notice and 3rd notice admin fee for the previous charges not yet paid. It's CRAZY! The legislative action committee of the Washington branch of the national Community Interest Association lobbied against this change, but unless enough OWNERS protest, I don't think it will change, so speak up to our legislators!

BUDGET HEADS-UP Our treasurer and the Board are beginning work on the budget for 2027. No way around it, it will not be pretty. **Operating expenses**: Although our landscapers have agreed to keep the 2027 contract at the 2026 rate, and discussions with VIS will be taking place soon for the same, other operating costs have significantly increased as we have faced/will continue to face operating expenses for items that had not been included in any previous budgets. More and more tree trimming (driven by demands by LeMay disposal!) is adding many thousands of dollars a year. The maintenance contract for our stormwater facilities first added in 2026 will be a permanent addition. Industry legal changes have caused a significant rise in our insurance costs. Irrigation repairs become more and more numerous and expensive, as well; some are covered under reserves, but some count as general maintenance which must be covered as an operating expense. **Reserves**: There have been significant outlays for reserve expenses including the stormwater work of the last year and this, tree removal, Tot Lot, and alley sealing; some of those have exceeded the reserve study estimates. Of greater concern is that due in large part to the significant level of delinquencies we have sustained for many years, our income from assessments has not infrequently been insufficient to cover our operating expenses for the last 4 years, leading to borrowing from reserves, which has left our reserves at a lower amount than they would otherwise be, and *the amounts borrowed have to be repaid*. State law now places minimums for reserve account levels depending on an association's budget. Due to the aforementioned insufficiency of income from assessments, we have not been able to make adequate payments into the reserve account to maintain the level of reserves that have been budgeted and *which are now mandatory*. Every assessment that goes unpaid, or is underpaid, is making our financial situation that much more difficult.

Susie Aasen, President of the Board
In service to the neighborhood