



## Woodridge Mutual Water & Property Owners Corporation

P.O. Box 8 | Shingletown, CA 96088 | woodridge96088@gmail.com

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### Association Maintenance & Water Use Billing Policy 2025

*(Effective January 1, 2025)*

**PROPERTY OWNER ASSOCIATION** – Maintenance Fees (POA fees) are \$400.00 (per parcel/Lot) per annum. Board voted and approved this increase at the Board of Director’s Meeting of November 18, 2024. POA fees are payable by all Woodridge Lake Estates parcel (Lot) owners and payable in four quarterly payments.

**WATER USE RATES** – The water rates will take effect on January 1, 2025 (as approved by Board on November 18, 2024) and are subject to change as the Board is duty bound to assess rates on a regular basis.

**BASE RATE** \$153.00 per quarter for 27,000 gallons of water use allowed for all Active Customers.

Usage above 27,000 gallons will be billed using the following:

#### **TIERED RATE**

T1 \$ 9.00 per 1,000 gallons used over 27,001 to 50,000 gallons

T2 \$ 13.00 per 1,000 gallons used over 50,001 to 75,000 gallons

T3 \$ 17.00 per 1,000 gallons used over 75,001 gallons

**STANDBY SERVICE FEE** - A standby water service fee of \$140.40 per year for all Woodridge Lake Estates parcels and \$90.00 per year for all Non-Woodridge Lake Estates (Commercial) parcels is charged on all inactive (unconnected) lots. This fee will be billed at the 1st Quarter and is subject to late fees as defined below.

**NEW METER INSTALLATION FEE** - A fee of \$1,500.00 must be paid in advance of receiving new water service (new construction). This fee includes the cost of a 1” water meter and the installation of the meter. All costs over and above a standard 3/4” meter or exceeds the \$1,500.00 due to the complexity of the installation, shall be borne by the Lot(s) owner. (per Board actions on December 5, 1996, January 31, 2014 and November 29, 2023).

**BILLING** - Water meters will be read close to the end of each quarter and you will receive your invoice by the 10th of the following month (weather permitting). You may choose to receive your invoice via email (recommended and fastest delivery) or USPS mail or both. Payment is due 30 days from the Invoice date:

- ❖ 1<sup>st</sup> QTR meters read end of March - invoice dated March 30, payment DUE April 30
- ❖ 2<sup>nd</sup> QTR meters read end of June – invoice dated June 30, payment DUE July 30
- ❖ 3<sup>rd</sup> QTR meters read end of September - invoice dated September 30, payment DUE October 30
- ❖ 4<sup>th</sup> QTR meters read end of December - invoice dated December 30, payment DUE January 30

### **LATE FEES/LATE PAYMENTS**

If your payment is not ***postmarked*** by the due date a 10% (ten percent) **LATE FEE WILL BE ADDED TO YOUR BILL**. Those members/customers receiving invoices by email will automatically receive an updated invoice with the late fee. Those members/customers receiving invoices/bills by USPS/mail, the late fee will be added to the next quarter's invoice/bill. In addition, you will be charged interest at 1.5% (one- and one-half percent) per month until your payment is received.

If your Bill is not paid within 90 days then you will be sent a notice of delinquency and you are required to enter into to a payment plan. Failure to make payments will result in your water being shut off until you have paid in full. If your water is turned off due to non-payment, there will be a \$100 (one hundred dollars) reinstatement fee due at the time the water is turned back on.

If you have not made payment arrangements for paying your POA fee or your Standby Service Fee is late, a 10% (ten percent) late fee will be charged each quarter it is late and an accompanying 1.5% (One- and one-half percent) fee per month will be charged and sent out on a new quarterly invoice