



Arrowhead
Home Owners Association
PO Box 28173
Spokane WA 99228-8173

Arrowhead Homeowners Association Enforcement Policy and Schedule of Monetary Penalties

As provided by the Membership at the January 2009 Annual Homeowners Meeting: A motion was made to direct the board to create and publish (see Notice requirements <https://app.leg.wa.gov/RCW/default.aspx?cite=64.90.515> and <https://app.leg.wa.gov/RCW/default.aspx?cite=64.90.505>) an enforcement policy and schedule of monetary penalties in conjunction with the Arrowhead Point CC&Rs (Article 5.1.2) and By-Laws (Article 6).

The AHP HOA Board reviewed this policy April 10, 2025 and adjusted the monetary penalties. The policy was reviewed by and includes comments from our HOA attorney in early May, 2025.

First Offense:

A letter addressed to the homeowner explaining the offense and a request that the violation be corrected or they contact a board member by email or letter within 15 days.

Second Offense:

If the violation is not corrected or if there is an additional or repeated offense, a second letter will be sent to the homeowner, further explaining the offense and the Monetary Penalty to be imposed if not corrected within 15 days of the letter date of the second letter.

Recurring Offense:

If the violation is still not corrected, a third letter will be sent and monetary penalties will be imposed, and the enforcement schedule will be followed.

In the case in which Monetary Penalties are to be imposed, such penalties shall include actual attorney's fees and all costs in connection with collection of such penalties.

(By-Laws Article 6 Discipline of Members, Suspension of Rights)

To stop this enforcement policy, the homeowner must either correct the offense, notify the Board by letter or email within 15 days of receiving any such notification(s) with their plan to correct the infraction, or request a formal meeting with the board to discuss and facilitate a resolution.

Schedule of Monetary Penalties – Treated as Assessments RCW 64.90.010(3)

First Penalty (to be imposed with the 3rd letter).....\$75

Second Penalty (imposed monthly).....\$150

Final Penalty – the board may impose a lien on the lot owner for accrued monetary penalties and attorney’s fees. See new RCW enacted Jan. 1, 2025:

<https://lawfilesext.leg.wa.gov/biennium/2025-26/Pdf/Bills/Session%20Laws/Senate/5129-S.SL.pdf>

The enforcement of any and all penalties shall be at the sole discretion of the elected Board. See RCW 64.90.480(6):

<https://app.leg.wa.gov/RCW/default.aspx?cite=64.90.480>