

Belfair Acreage Tracts Association

NEWSLETTER – AUGUST 2025

Greetings BATA neighbors! *In this newsletter:* Roadwork update, Notification of proposed speed limit enforcement agreement and opportunity for input, Upcoming schedule. Please review this newsletter carefully and consider sending us input by email, postal mail, or coming to the next monthly meeting. As always there are more details and background information in the minutes and documents on the BATA website, www.bataowners.org. Thank you for your attention!

REMINDER: BURN BAN STILL IN EFFECT. Outdoor burning puts all of our homes at risk. If you see open burning, call 911. If you see activity that looks banned but aren't sure, you can call the non-emergency dispatch line, (360) 426-4441. For updates and details on banned activities, check https://masoncountywa.gov/departments/community_development/fire_marshall/burn_restrictions.php

ROADWORK UPDATE:

As you have all seen, we have a contractor on board who is doing the grading and road contouring work! The contractor is currently working on drainage issues but it will take time. We have made inquiries about dust control and there are coating options but it is not cheap. After reviewing the options, the board believes it is best to wait until more of the road base contouring and grading are done or the coating will just be torn up. We are committed to using BATA funds responsibly but we will continue to look for solutions. Check meeting minutes for more details.

Proposed Speed Limit Enforcement Agreement:

Complaints about speeding are regularly voiced by community members. At monthly meetings since March, the Board has been discussing and researching the possibility of entering into an agreement with Mason County Sheriff's department to authorize them to issue speeding citations on our private roads under the authority of Washington State law RCW 46.61.419. This RCW (see page 4 of this newsletter) was added as reference in the HOA part of the RCW recently and would allow us to have speed enforcement at no cost to BATA! Our BATA President contacted the Sheriff's department to see if they are willing to consider it and to obtain information on how we would proceed. The Sheriff's office is willing and provided the following list of requirements:

1. Formal Written Request - A signed letter from the HOA Board formally requesting traffic enforcement services under RCW 46.61.419.
2. Board Authorization or Resolution - Documentation (e.g., meeting minutes or a resolution) authorizing the HOA president to enter into a Memorandum of Understanding (MOU) with the Sheriff's Office.
3. Proof of Road Ownership or Control - Evidence that the roads in question (e.g., Alderwood and Rasor) are private and fall under the legal authority of BATA.
4. Map of Covered Roads - A clear map identifying all roads within the HOA where enforcement is being requested. Highlight specific areas with high-speed concerns.
5. Speed Limit Signage Confirmation - Confirmation that speed limit signs are Installed and clearly visible, compliant with reasonable standards, and maintained in good condition. Include photos, if applicable.
6. Community Notification Plan - A copy of the written notice distributed to HOA members, informing them of the pending agreement and the presence of law enforcement for traffic enforcement purposes. **(This newsletter serves as written notice for this purpose.)**

7. Indemnification Acknowledgment - A written acknowledgment that BATA agrees to indemnify and hold harmless the Mason County Sheriff's Office and Mason County from any liability resulting from enforcement activities under the MOU. (Final language will be provided as part of the agreement.)

Once these items are submitted electronically to the Sheriff's department, they will begin drafting the MOU and it will go through review before routing for signatures. At this time, the board is in favor of proceeding, pending feedback from the BATA community.

You are hereby notified that BATA will be entering into an MOU with the Mason County Sheriff's office to have the Sheriff's department enforce speed/traffic safety and issue infractions on BATA main roads (shown on attached map), UNLESS a majority of BATA homeowners provide dissenting statements to the Board within 60 days of the date of this letter. If you object to BATA engaging the sheriff's office to enforce speed limits on BATA roads, please communicate your objection by one of the following methods: 1) email to bata.hoa@gmail.com, 2) come to the September or October monthly meeting and register your objection in person, 3) send a note via postal mail to the BATA mailing address at the end of this newsletter, or 4) send a text or make a phone call to the BATA phone number shown at the end of this newsletter. Please include your first and last name and the tract(s) you own. Only input from recorded owners of tracts or recorded proxy representatives in BATA who are members in good standing (not behind on dues) will be considered.

The Board will continue developing the required documents and ensure speed limit signs are posted. The Board voted to hold the speed limit to 20 mph as that is the lowest for enforcement in RCW 46.61.419. For safety, citations may be given for lower speed conditions such as at intersections or when road hazards exist per 46.61.400 as referenced in 46.61.419. Board discussion on speed limit are in meeting minutes posted on our website. Following the 60-day comment period, the board will tally the number of dissenting statements received. If the board determines that a majority of tract owners are against the speed enforcement MOU, the board will stop work on this. If the board determines that a majority of the tract owners are in favor or did not dissent, the board will proceed. To proceed, the board will then hold the board vote and submit the documents (likely in November). The MOU process will start after that. Please reach out if you have any questions or wish to register your response. If you are in favor of this, you do not have to respond but we welcome all constructive input, questions and ideas.

Upcoming Schedule: In addition to the regular monthly meetings, we anticipate the Budget & Finance committee will begin meeting in September to discuss budget planning and dues setting for 2026. Please attend monthly meetings and provide input if you are interested in this process. Meeting dates will be posted on the website when they are set up.

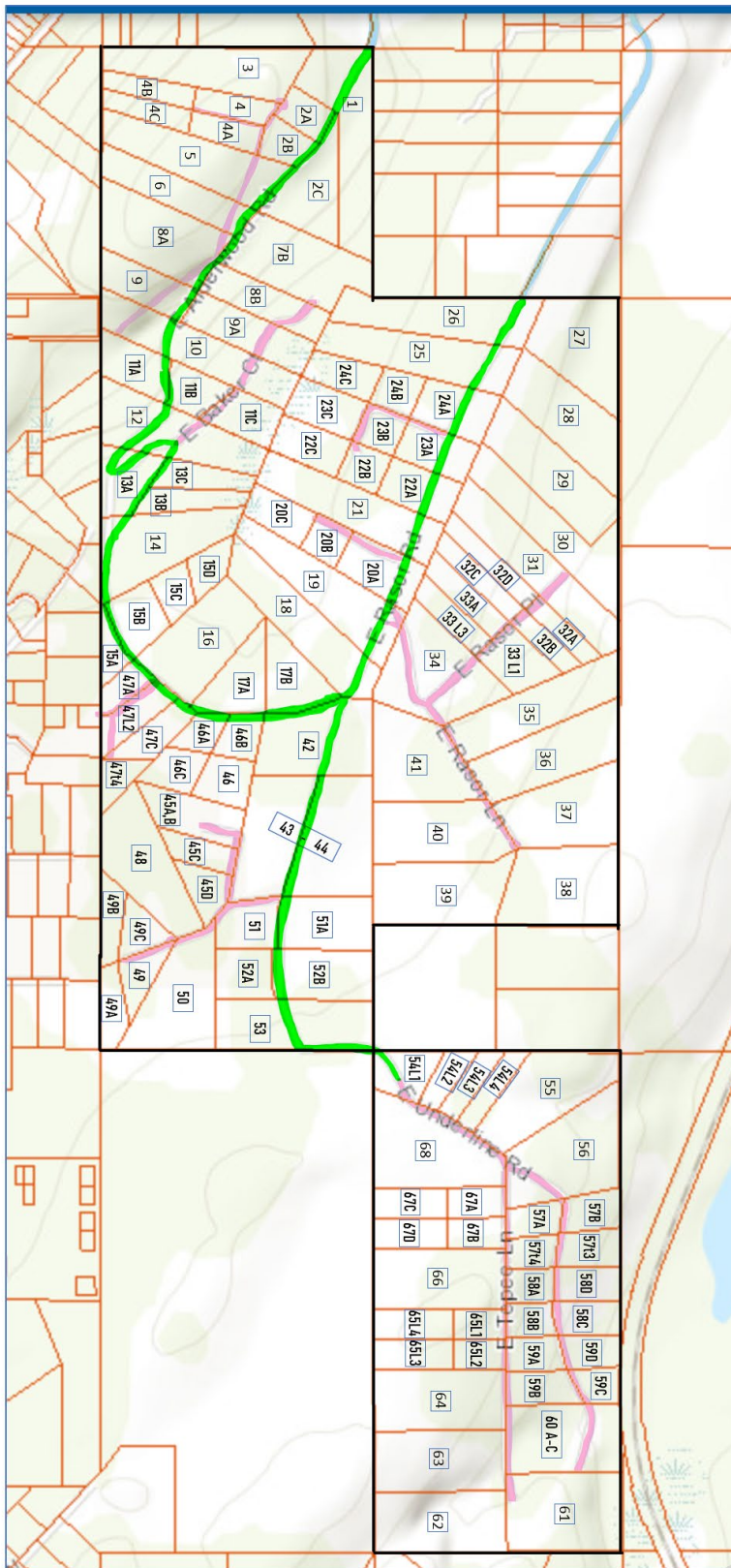
The Board thanks you for your attention and input. Stay safe out there!

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Map of proposed speed enforcement agreement areas in BATA



Portions of BATA roads highlighted in green are the areas that are planned to be in the speed limit enforcement agreement with the Mason County Sheriff's office. This includes East Alderwood Road, East Rasor Road, and the first part of East Underline Road where it is wide enough for two lanes. Most speeding takes place on these sections of our roads, so that is where the 20 mph speed limit is proposed to be enforced. Side roads are narrow requiring caution to travel and therefore are not anticipated to need speed limit enforcement.

RCW 46.61.419**Private roads—Speed enforcement. (Effective until January 1, 2028.)**

State, local, or county law enforcement personnel may enforce speeding violations under RCW 46.61.400 on private roads within a community organized under chapter 64.34, 64.32, or 64.38 RCW if:

- (1) A majority of the homeowner's association's, association of apartment owners', or condominium association's board of directors votes to authorize the issuance of speeding infractions on its private roads, and declares a speed limit not lower than twenty miles per hour;
- (2) A written agreement regarding the speeding enforcement is signed by the homeowner's association, association of apartment owners, or condominium association president and the chief law enforcement official of the city or county within whose jurisdiction the private road is located;
- (3) The homeowner's association, association of apartment owners, or condominium association has provided written notice to all of the homeowners, apartment owners, or unit owners describing the new authority to issue speeding infractions; and
- (4) Signs have been posted declaring the speed limit at all vehicle entrances to the community.

[2013 c 269 s 1; 2003 c 193 s 1.]

RCW 46.61.419**Private roads—Speed enforcement. (Effective January 1, 2028.)**

State, local, or county law enforcement personnel may enforce speeding violations under RCW 46.61.400 on private roads within a community organized under chapter 64.90 RCW if:

- (1) A majority of the unit owners association's board of directors votes to authorize the issuance of speeding infractions on its private roads, and declares a speed limit not lower than twenty miles per hour;
- (2) A written agreement regarding the speeding enforcement is signed by the unit owners association president and the chief law enforcement official of the city or county within whose jurisdiction the private road is located;
- (3) The unit owners association has provided written notice to all of the unit owners describing the new authority to issue speeding infractions; and
- (4) Signs have been posted declaring the speed limit at all vehicle entrances to the common interest community.

[2024 c 321 s 406; 2013 c 269 s 1; 2003 c 193 s 1.]

RCW 46.61.400**Basic rule and maximum limits.**

(1) No person shall drive a vehicle on a highway at a speed greater than is reasonable and prudent under the conditions and having regard to the actual and potential hazards then existing. In every event speed shall be so controlled as may be necessary to avoid colliding with any person, vehicle or other conveyance on or entering the highway in compliance with legal requirements and the duty of all persons to use due care.

(2) Except when a special hazard exists that requires lower speed for compliance with subsection (1) of this section, the limits specified in this section or established as hereinafter authorized shall be maximum lawful speeds, and no person shall drive a vehicle on a highway at a speed in excess of such maximum limits.

- (a) Twenty-five miles per hour on city and town streets;
- (b) Fifty miles per hour on county roads;
- (c) Sixty miles per hour on state highways.

The maximum speed limits set forth in this section may be altered as authorized in RCW 46.61.405, 46.61.410, and 46.61.415.

(3) The driver of every vehicle shall, consistent with the requirements of subsection (1) of this section, drive at an appropriate reduced speed when approaching and crossing an intersection or railway grade crossing, when approaching and going around a curve, when approaching a hill crest, when traveling upon any narrow or winding roadway, and when special hazard exists with respect to pedestrians or other traffic or by reason of weather or highway conditions.