



Belfair Acreage Tracts Association

NEWSLETTER – October 2026

Greetings BATA homeowners! It's that time of year again for the ratification of next year's budget. This newsletter contains the budget and budget ballot for ratification along with some important safety and legal information. Please review this newsletter carefully and submit your budget vote prior to the November meeting or attend and vote at the November meeting. We're holding the ratification vote at the November 8th meeting so assessment invoices can go out in December. **Remember; if a vote is not received for your tract, it will be counted in favor of ratification.** We always welcome constructive input from our community. Thank you for your attention.

1. BUDGET and DUES for 2027

After reviewing the expenses and cost trends, the Board voted to keep the dues the same in 2027 at \$750 per tract. We have tried to keep administrative costs down but fuel and gravel costs continue to rise. Our road contractor is doing a great job but there is more to be done, especially on the upper roads. The updated and adopted budget is shown in the following table and presented for ratification.

Budget Expense Line Items	2025 Actuals	2026 Actuals through Sept	2026 Projected + 5% inflation	Budget Proposed for 2027	Comments (highlighted expense items are more unknown at time of budget committee meeting)
Recurring Management Expenses					
Internet/Computer, phone	\$ 1,154.61	\$ 1,596.31	\$ 1,676.13	\$ 1,760.00	used 2026 actuals + inflation
Office Supplies, Stamps, PO Box	\$ 1,691.62	\$ 718.11	\$ 1,066.92	\$ 1,450.00	used 2yr ave + inflation
Attorney Fees	\$ 5,607.72	\$ 4,262.01	\$ 5,682.68	\$ 6,000.00	used 2026 actuals extrapolated to yr end + inflation
WA State Non Profit fee	\$ 20.00	\$ 20.00	\$ 30.00	\$ 30.00	\$20 was standard + \$10 for potential increase
Court Fees	\$ 305.00	\$ -	\$ 267.75	\$ 500.00	used 2026 actuals + historical last qtr & inflation
Insurance	\$ 3,819.12		\$ 4,010.08	\$ 4,211.00	used 2025 plus inflation since don't have 2026 bill yet
Reserve Study	\$ 800.00	\$ 800.00	\$ 840.00	\$ 1,500.00	will have to change contractors so expect higher
CPA Independent Audit				\$ 5,000.00	CPA audit voted down. Assume consult fee for review
ROAD Expenses					
Gravel and fuel and signs	\$ 3,984.24	\$ 128.03	\$ 179.24	\$ 2,080.00	used 2yr ave + inflation
Roadwork contract projects	\$ 70,954.24	\$ 37,387.54	\$ 64,720.52	\$ 70,550.00	used 2026 actuals + historical last qtr & inflation
TOTAL	\$ 88,336.55	\$ 44,912.00	\$ 78,473.31	\$ 93,081.00	divided by 124 = \$751 rounded to nearest dollar
DUES proposed to stay at \$750 with discount for pay in full by Jan 10 like last year				\$ 750.65	Propose \$735 as incentive if pay in full by Jan 10 or if owner signs a contract to be on a payment plan and have paid all payments on time, the \$15 discount will be applied at the last payment.
Percent of Tracts paid in full in 2026 as of September meeting				71%	
Potential Carry over from 2026 (checking)				\$ 44,000.00	
Amount to move to MM for Reserve				\$ 15,000.00	
Cash expected in 2027 if Dues at \$750 per tract and 70% pay				\$ 64,440.00	
Cash potentially available for Roadwork contracts					
Jan After first half dues received				\$ 38,670.00	if half of 70% pay in Jan + carryover minus non-contract costs
July After second half dues received				\$ 32,220.00	assume other half of the 70% paying residents pay by July
Estimated Total for contract work with carry over				\$ 70,890.00	will have to select contract projects based on cash available
Late Fees proposed by committee					
(a) 12% annual interest per bylaws = assess at end of year if haven't paid in full by end of year; assess on unpaid balance					
(b) if haven't paid in full or on payment plan by 30 days after second half is due, a \$25 late fee will be applied					

There is a voting ballot with this newsletter for the community members to ratify or reject the budget and dues. Per the State Law RCW 64.90 we are required to present the budget for a ratification vote even if the dues remain the same. **The new budget will take effect unless a majority of our tracts/owners reject the budget.** If a majority reject the 2027 budget, the 2026 budget continues until a revised budget is proposed by the Board and ratified. If a majority of homeowners reject the budget, the Board would need those homeowners to provide feedback on the changes recommended in order for the Board to develop a revised budget. This would take some time and even during this process, the annual assessments would still be due on the dates specified in our governance documents, at the 2026 rate of \$750 per tract/parcel. As specified in our governance documents, a minimum of half (\$375) is due by January 10th and the remainder to be paid in full by July 10th. As with last year, a \$15 discount will be given as an incentive if the full amount of \$750 is paid in full by January 10th, and for those who need to pay on a payment plan, a \$15 discount will be given on the final payment if all payments are made on time and in full as agreed in the plan. A \$25 late fee will be assessed 30 days after the second half payment is due if the full amount is not received by then and the homeowner is not on a payment plan and making payments per the plan. Additionally, the 12% interest specified in our governance documents will be assessed at the end of the year on any balance unpaid by the end of the budget year. Technically this could be assessed when dues are late, but we want to give people as much time to pay as possible.

Please read the voting ballot carefully. If you are in agreement with the 2027 budget you don't have to submit a ballot but you are welcome to use it to provide comments or you can always send an email. If you do not agree with the proposed budget, please submit a completed ballot and provide reasons and recommended changes. Thanks to all who pay their dues. If you need financial assistance there may be state programs that could help. Please contact the board for info. Don't foist the cost of maintaining the roads, to and from your property, onto your neighbors. Everyone has challenges.

2. Advance notification for oversize vehicles/loads: The Board is requesting that anyone who is planning to drive through BATA with extensively long, wide, or heavy loads, notify the Board at least one week prior to coming through the community. Oversize truck/trailers hauling combinations can cause road blockage, interrupt access for our members, and interfere with scheduled roadwork equipment. We would like the opportunity to provide notice to members so they can plan accordingly. This notification would apply to any vehicles and trailers exceeding 10 ft wide, 26 ft long, or 30,000 pounds. Thank you.

3. Reminder to Property Owners – You are responsible for compliance with BATA Covenants, federal and state laws, and county codes on your property, even if you allow others to use your property! A partial list of covenants is included in this newsletter. This is NOT a complete list, but highlights safety related issues as these are the primary concern. A complete list of BATA covenants is on the BATA website in the file downloads tab in the "Declaration of Covenants and Restrictions." This document would have been among the title transfer documents you signed for when you took ownership of the property. Mason County codes are at <https://www.masoncountywa.gov/government/codes.php>.

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

BATA Contact info:

PO Box 1725
Belfair, WA 98528-1725

Cell phone: (360) 552-8259

WEBSITE: www.bataowners.org

EMAIL: bata.hoa@gmail.com



VOTE RESPONSE FOR THE 2027 BUDGET **of the BELFAIR ACREAGE TRACTS ASSOCIATION**

This form may be filled out and submitted to the Board in advance if you do not plan to attend the November 8th monthly meeting for the ratification of the 2027 BATA budget. Please read carefully before completing. After completing and signing, return to BATA Board of Directors by one of the following methods:

- handing off to a board member prior to the November 8th meeting
- dropping off at the meeting
- mailing by November 1st to the HOA address: BATA, PO Box 1725, Belfair, WA 98528-1725
- scan or take photo and email as an attachment by November 6th to bata.hoa@gmail.com.

If you have questions and would prefer to attend the meeting and get more information before voting, it is not necessary to mail in your vote as you can vote at the meeting.

Vote for one option and sign below to have your input counted. **If a vote is not received for your tract, it will be counted in favor of ratification of the proposed budget.**

☐ NO – I do not want the Belfair Acreage Tracts Association to proceed with the Board’s proposed budget for 2027. I provide the following recommendations and reasons for changing the budget:

☐ YES or abstain – I do want the Belfair Acreage Tracts Association to proceed with the Board’s proposed budget for 2027 as presented in the October 2026 Newsletter.

I _____ am an owner of Tract(s) _____
(print name)

and by my signature below, I attest that this is the consensus vote of all joint owners of the above tract(s) and authorize this vote to be counted as a proxy if I/we are not there in person.

Signed _____ Date _____
(sign here)

Note: If you have questions, please email the board before submitting your ballot by the above deadlines or plan to attend the November 8th meeting and bring your blank ballot for submitting at the meeting. Blanks will also be available in case someone forgets their ballot. Thank you!