

BENNETT ROAD HOMEOWNERS ASSOCIATION

36 Manzanita Drive

Manson, WA 98831

Annual due date: February 28th, each year.

Property Address:

Mailing Address (if different):

Your Name

First Name: _____

Last Name: _____

E-mail: _____

Phone: _____

2023 Annual HOA Dues: \$265.00 (includes \$20 increase per for backflow testing)

Please make checks payable to: Bennett Road Homeowners Association

Mail payment to: Bennett Road Homeowners Association

36 Manzanita Drive

Manson, WA 98831

Should you have any questions please e-mail BennettRoadHOA@gmail.com

BACKFLOW INFORMATION

We have gotten some inquiries recently about the HOA being responsible for backflow testing.

To clarify, Backflow is done every Spring. It is not related to the irrigation it is related to the house water.

Backflow prevention devices protect your drinking water by keeping it free of pollution or contamination caused by backflow. But what exactly is backflow? Backflow occurs when contaminated water is allowed to reverse back into distribution pipes. Reversal of water flow can cause all kinds of contaminants to enter the distribution system, exposing you, your family and your neighbors to potentially dangerous chemicals. Backflow testing and certification by a Certified Backflow technician will ensure compliance with all the state of Washington's codes and regulations.

Backflow preventers are mechanical devices with moving parts, washers and seals that can wear down. This certification will also give you peace of mind that you are doing all you can to protect our Lake Chelan Valley water supply. It's the law and it's the right thing to do for the environment.

We did discuss and receive majority approval from those that attended the HOA meeting in August 2022 to include this service/testing in the HOA fees. The HOA will provide annual testing to ensure your unit is functioning properly, starting in the Spring of 2023. The HOA will share the cost of this testing by increasing the HOA dues by only \$20 (the service cost is \$65 per property) starting February 2023. As discussed at the meeting, the backflow service does not cover any mechanical or system failures that are detected. Any repairs that are determined to be necessary are the expense of the property owner.