

BENNETT ROAD HOMEOWNERS ASSOCIATION

246 W. Manson Hwy, #202

Chelan, WA 98816

Annual due date: February 28th, each year.

Property Address:

Mailing Address (if different):

Your Name

First Name: _____

Last Name: _____

E-mail: _____

Phone: _____

2026 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

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

BACKFLOW INFORMATION (added in 2023)

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.

WINTERIZING OF THE IRRIGATION SYSTEM INFORMATION (added in 2025)

The irrigation system is winterized every October.

October of 2025 this service will be conducted by Chelan Rams Landscaping. This service was secured at \$45/property for the blowout of each irrigation system. Any repairs necessary remain the responsibility of the property owner. The HOA meeting held in August 2025 approved this service as part of the annual HOA dues that you are already paying. DIY'er can still maintain their own system if they wish. DIY system service must be coordinated to be complete in sync with the services that Chelan Rams Landscaping is providing. There is no refund of HOA fees for those that choose to DIY their irrigation system.