

Ponderosa Estates Home Owners Association

Fine Schedule

Note this fine schedule will take effect February 1st 2025

Policy Statement

The PEHOA Board of Directors has adopted the following schedule for homeowners who violate our covenants conditions and restrictions. Washington State Law (RCW 64.38) states that Homeowners Associations may “levy reasonable fines in accordance with a previously established schedule adopted by the board of directors and furnished to the owners for violation of the bylaws, rules and regulations of the association”. The purpose of fines is to encourage compliance with our CC&Rs and related policies. The Fine Schedule will help ensure that the board is not selective, capricious or arbitrary in enforcing the CC&Rs. A violation shall be deemed to be in effect when the Board of Directors receives signed complaints from 2 or more owners in the neighborhood.

First Violation A warning letter is mailed to the homeowners’ last mailing address on file citing the specific violation(s) and requesting correction of said violation(s). The letter gives the homeowner 14 days to correct or rectify the violation.

Second Violation (same offense) A letter is mailed to the homeowners’ last mailing address on file requesting the homeowner to appear at a hearing before the Board of Directors (or their appointed designees) to address the cited violation(s). The letter will identify the specific violation(s), the potential fine, and the date, time and location of the hearing. If the homeowner fails to appear at the hearing or provide written evidence on his/her behalf, a monetary penalty may then be imposed against the homeowner. The Board of Directors will notify the homeowner in writing of its decision.

Non Action/Continuing Violation (same offense) If the homeowner fails to correct the violation and pay all fines 60 days from the scheduled hearing, then the fines will continue to accrue. This may eventually turn into a very costly outcome for the homeowner. A continuing violation is a violation of an ongoing nature which has not been corrected.

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Schedule of Fines

Primary Non-Residential Structures	\$10 per day
Vehicles in Disrepair	\$5 per day
Garbage/Junk Violations	\$10 per day
Nuisances	\$5 per day
Hazardous Materials on Lots	\$10 per day

The above list is not complete or comprehensive. Other violations not listed or specified above may result in fines up to \$10 a day.

None Payment of Annual Dues

Furthermore the Board approved a \$10/per month late fee commencing April 1st that will be assessed in addition to the finance charge that will be applicable on February 1st. However, these \$10/per month late fees are for those who do not pay or set up an approved payment plan with the board by March 15th and thus require the Board to begin the time consuming and costly collections process.