



Message from your President – *Eric Riffe*

February 2026

Off-Duty Sheriff Patrols Beginning in February

We are pleased to announce that off-duty sheriff patrols will begin in February, enhancing safety and security within our community.

Thanks to the Sheriff's Department now having sufficient staffing, they can once again offer off-duty patrol services. These patrols will take place on random days and nights, providing an added presence throughout the community at varying times.



The purpose of these patrols is to deter unsafe or disruptive behavior and to address ongoing concerns such as:

- Speeding
- Excessive noise
- Suspicious or disruptive activity
- Other quality-of-life issues

Community Input Welcome

If there are specific concerns you would like deputies to watch for, please let the office know. Your feedback helps ensure patrols are focused on what matters most to residents.

Contact the Office:

-  Phone: 360-352-4787
-  Email: office@scottlake.net

We appreciate the community's patience and cooperation and are grateful to be able to offer this additional safety measure moving forward.

Upcoming Events:

www.scottlake.net (Under Calendar Tab)

- **SLAMS – February 10th @ 6 pm**
- **Garden Club – February 19th @ 10:30 pm**
- **Board of Trustees Meeting – February 19th @ 6 pm**



SLMC Outstanding Balances on Customer Accounts

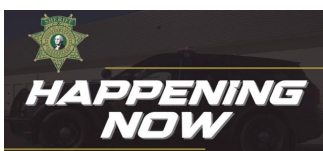
Our community was officially established in 1962 as a Homeowners' Association (HOA) and is registered with the Secretary of State. As an HOA, every community member collectively owns the common assets, including the water system, which began installation in early 1962 and took approximately 20 years to fully complete.

The Board of Trustees of SLMC, comprised of volunteers from within our community who do not receive compensation, is responsible for managing the HOA's business and overseeing the maintenance, repair, and long-term stewardship of these shared assets, including the water system.

As the community is aware, the Board recently implemented a new billing system and updated various business and financial practices. We recognize that the rollout of this system encountered challenges and caused some confusion, and we sincerely appreciate everyone's patience during this transition. At this stage, the billing records are largely up to date, and the system is operating more smoothly and transparently. If you notice any errors or have questions regarding your account, please contact the office at (360) 352-4787 or via email at office@scottlake.net.

With the billing system now stabilized, the Board would like to inform the community about the next steps regarding outstanding assessments, dues, and fees.

Effective February 21, late fees will again be assessed on past-due balances. We thank those community members who consistently make their monthly payments on time, as these funds are essential for the operation and maintenance of our shared assets, particularly the water system.



SLMC Outstanding Balances continued...

For members with past-due balances, we strongly encourage you to either:

- Pay the outstanding amount in full, or
- Contact the office to schedule an appointment to establish a payment plan.

The Board will begin implementing the collection measures outlined in our rules and regulations and permitted under state law. These measures may include, but are not limited to:

- Assessment of late fees
- Water shutoff after proper notice if no payment or payment plan is in place
- Filing of liens against properties with significant outstanding balances

The Board understands that some members may be experiencing financial hardship and will make reasonable efforts to connect individuals with potential assistance resources. However, the Board has a fiduciary duty to collect all amounts owed. These funds are necessary to ensure the continued operation of the water system and the maintenance of all HOA assets.

Given the age and fragility of the water system, consistent and fair collection practices are critical. The Board continues to make progress on system maintenance while planning for significant future upgrades required to ensure reliable water service for the community.

Please remember that payments are due on the 20th of each month. Any balance not paid in full by that date will be subject to late fees beginning on the 21st of each month.

Thank you for your cooperation and continued support of our community.

Sincerely,
Board of Trustees,
SLMC

Update on Water System Repairs and Planning

As previously shared, our community-owned water system is aging and in need of significant upgrades. Recently, an issue was identified at the upper reservoir on Champion Hill, which had been overflowing frequently.

After investigation, it was determined that the float system—which signals when the reservoir needs to be filled and when pumps should shut off once the reservoir is full—were failing. This malfunction also caused the lower reservoir to partially empty, resulting in low water pressure throughout the system.

When water system issues occur after hours, community members are directed to notify our Certified Water Operator, Northwest Water Systems (NWS), through our website. NWS then contacts SLMC to report the issue and determine whether a crew should be dispatched or whether SLMC would prefer to investigate further. Due to the high cost of NWS's emergency response services, three volunteer Board members, along with our local Water Technician, investigated the issue.

We contacted American Pump and Drilling, who replaced the failing floats, which helped improve the situation. However, further evaluation revealed that the telemetry system—the equipment that sends signals to operate the pumps—is also outdated and failing. Replacing the telemetry system is a more complex project than replacing the floats alone. We are currently obtaining quotes and timelines for this work.

In the meantime, our Water Technician, who holds multiple certifications and lives within the community, is closely monitoring reservoir levels and manually operating the pumps as needed to maintain proper water levels in the upper reservoir. With this plan in place, the water system is expected to continue operating normally for residents while repairs and planning occur behind the scenes.

By utilizing volunteer Board members and our local Water Technician, SLMC has significantly reduced water system costs compared to relying solely on NWS. Having a technician located within the community also eliminates travel-related expenses. We continue to consult with NWS, Reliable Electric, and American Pump and Drilling to implement a temporary solution while evaluating a full replacement of the telemetry system.

At the same time, the Board has retained the engineering firm Gray & Osborne to develop a strategic, long-term plan for replacing the water distribution system. This plan will serve as a roadmap for addressing the aging pipes, valves, fittings, and other infrastructure that deliver water from the wells and reservoirs to customers. Much of this system is at or beyond its expected service life, as demonstrated by the frequency of pipe breaks.

A long-range replacement plan will help reduce water shutoffs and boil water advisories, which are required whenever a break occurs in the system. Any break creates a potential entry point for contamination. When water service is interrupted, NWS requires a system-wide boil water advisory until water testing confirms that no harmful bacteria have entered the system.

Boil water advisories are issued to inform the community and allow each household to make informed decisions about water use. This may include boiling water, using bottled water for drinking or food preparation, limiting certain uses, or waiting until testing is complete. Once test results confirm the water is safe, the advisory is lifted. Thank you for your patience and understanding as we work to maintain and improve our aging water system. We remain committed to keeping the community informed as repairs continue and long-term improvements move forward.

Scott Lake Maintenance Company Phone: 360-352-4787
www.scotllake.net email: office@scotllake.net
Office Hours: Monday-Friday, 8:30 am – 4 pm