



Message from your President – *Eric Riffe*

Community Questions & Answers

Recently, questions have been raised regarding the condition of the water system and the history of Scott Lake Maintenance Company (SLMC). We would like to provide some background information to help clarify these topics.

Why Does the Water System Need So Much Work?

There has been very little major maintenance performed on the water system over the past 64 years. For many years, there was a \$10-per-month maintenance fee, which is now referred to as the HOA fee (more on that below). Think about it this way: with that approximately \$22 per month, both the common areas and the water system were being operated and maintained. There was very little money left over for savings and nowhere near enough to fund substantial improvements or replacements.

Imagine driving a 1962 Chevy every day and performing only minimal maintenance. It may run well for a long time, but eventually, major components will fail. When that happens, you're suddenly faced with significant repair costs and years of deferred maintenance. If repairs become too costly, you may have to replace the vehicle and make payments on a new one. That is essentially where our water system is today.

The Board and Water Committee, a total of about 10 volunteers representing a community of more than 600 homes, has been working diligently to determine the best path forward. The Water Committee meets twice each month, and like everyone else in the community, its members rely on the same water system for their homes. Unfortunately, no one can predict when a pipe, pump, valve, or other component will fail.

After water rates were adjusted several years ago and reserve funds began being invested, the community has accumulated a little over \$2 million in water reserves. While that is a significant accomplishment, replacing the aging water distribution system is estimated to cost approximately \$15 million, and construction costs continue to rise. The Board has already worked with an engineer to begin strategic planning for the system's future, and more information will be shared as those plans continue to develop.

Upcoming Events: **July 2026**

www.scottlake.net (Under Calendar Tab)



- **Family Fun in the Park – July 4 @ 3 pm**
- **SLAMS after 4th Park Clean-up – July 5 @ 9 am**
- **Thurston Fire Town Hall – July 9 @ 6 pm**
- **SLAMS Club – July 14th @ 6 pm**
- **Garden Club – July 16th @ 10:30 am**
- **Board of Trustees – July 16th @ 6 pm**
- **Community Game Night – July 17th @ 7 pm**

When Did Scott Lake Become an HOA?

The community was established on March 29, 1962, when Scott Lake Maintenance Company (SLMC) was incorporated with the State of Washington. The original Articles of Incorporation created a nonprofit maintenance corporation comprising property owners in the development. The corporation was granted the authority to levy assessments, collect dues, issue property-ownership-based memberships, and manage community property and services.

Washington law does not require a homeowners association to have originally been formed under a specific HOA statute. Many older communities were organized as nonprofit corporations with recorded bylaws, covenants, and mandatory assessments, and are now recognized as homeowners associations.

In 1995, Washington enacted Chapter 64.38 RCW, commonly known as the Homeowners' Association Act. This law established a statewide legal definition of a homeowners' association and created governance requirements for such organizations. Under the Act, an HOA is defined as a corporation or other legal entity whose members are property owners and who are obligated through ownership to contribute toward maintenance, improvements, or other common expenses.

Scott Lake falls within this definition and files annually with the Washington Secretary of State as a homeowners association.

One important distinction is that 1995 is not when Scott Lake became an HOA. Scott Lake Maintenance Company was formed in 1962, more than 30 years before the HOA Act existed. The 1995 law simply recognized and regulated associations like Scott Lake that already existed, while also providing a framework for new associations formed after that date.

Utility Billing Services Coming In-House July 1

Scott Lake Maintenance Company (SLMC) is excited to announce that beginning **July 1, 2026**, utility billing services will be managed directly by SLMC rather than through an outside billing provider.

This transition is part of our ongoing effort to improve customer service, provide more direct support to residents, and increase operational efficiency within our community. By bringing utility billing in-house, residents will have a single point of contact for both water service and billing questions, allowing us to respond more quickly and effectively to your needs.

What Will Change?

Beginning July 1, residents should direct utility billing questions and account inquiries to the SLMC office. Payments will also be made directly to SLMC.

Payment Address:

Scott Lake Maintenance Company
2631 114th Way SW
Olympia, WA 98512

If you use your bank's online bill pay or Direct Pay service, please update the payment mailing address to:

Scott Lake Maintenance Company
2631 114th Way SW
Olympia, WA 98512

Updating this information before July 1, 2026, will help ensure your payments are received and credited promptly.

For assistance, please contact the office at **360-352-4787** or office@scottlake.net.

What Will Stay the Same?

While the billing provider is changing, many important aspects of your account will remain unchanged:

- Your water service will continue without interruption.
- Billing schedules and payment due dates will remain the same.
- If you use the online billing portal (Intuity) to make your payments, no action is required. The portal will remain available and continue to function as it does today.
- Your account information will continue to be maintained and serviced by SLMC.

We appreciate your patience and cooperation as we complete this transition. Bringing utility billing services in-house is an important step toward providing more responsive and efficient service to the Scott Lake community, and we look forward to serving you directly.

If you have any questions, please do not hesitate to contact the SLMC office.

Show Your Support for Fire Chief Nathan Drake



Community members are encouraged to attend the Thurston County Fire Town Hall Meeting on **Thursday, July 9, at 6:00 p.m.** to show their support for **Fire Chief Nathan Drake**.

This is an excellent opportunity to learn more about our local fire services, hear important updates, discuss funding concerns, and demonstrate our appreciation for the leadership and dedication Chief Drake and his team provide to our community.

We hope to see a strong turnout from Scott Lake residents as we come together to support those who work hard to keep our community safe.

Community Reminder

The Scott Lake Maintenance Board does not communicate through social media platforms.

We will continue to distribute official public service announcements, including but not limited to:

- Community event reminders
- Notices from the Fire Department
- Water system updates and information

Water-related notifications will also be sent through the RNS system.

Please note that the Board does not monitor social media posts to answer questions, respond to comments, or address rumors and misinformation that may appear online.

If you would like accurate information or have questions about Board matters, we encourage you to attend a Board meeting and ask directly. Meetings are available both in person and via Zoom.

Thank you for helping us ensure that accurate information is shared throughout our community.

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