

Return Address:

Home Valley Water
PO Box 652
Steven, WA
98648

Please print or type information **WASHINGTON STATE RECORDER'S Cover Sheet** (RCW 65.04)

Document Title(s) (or transactions contained therein): (all areas applicable to your document **must** be filled in)

1. Home Valley Water 2. Liens Against Delinquent
3. _____ 4. Accounts

Reference Number(s) of Documents assigned or released:

Additional reference #'s on page _____ of document.

Grantor(s) Exactly as name(s) appear on document

1. The Public
2. _____

Additional names on page _____ of document.

Grantee(s) Exactly as name(s) appear on document

1. Home Valley Water
2. _____

Additional names on page _____ of document.

Legal description (abbreviated: i.e. lot, block, plat or section, township, range)

Multiple - 2 2/7

Additional legal is on page _____ of document.

Assessor's Property Tax Parcel/Account Number 02.07.02.4102.00.00 ☐ Assessor Tax # not yet assigned

Multiple see attached pgs/please index all parcels

The Auditor/Recorder will rely on the information provided on this form. The staff will not read the document to verify the accuracy or completeness of the indexing information provided herein.

"I am signing below and paying an additional \$50 recording fee (as provided in RCW 36.18.010 and referred to as an emergency nonstandard document), because this document does not meet margin and formatting requirements. Furthermore, I hereby understand that the recording process may cover up or otherwise obscure some part of the text of the original document as a result of this request."

Signature of Requesting Party

Note to submitter: Do not sign above nor pay additional \$50 fee if the document meets margin/formatting requirements

Home Valley Water District
PO BOX 652 Home Valley, WA 98648

RESOLUTION 2016-1
LIENS AGAINST DELINQUENT ACCOUNTS

WHEREAS, the Home Valley Water District Board of Commissioners have determined that delinquent accounts within the district must be dealt with, and under authority RCW 57.08.081, and

WHEREAS, the Board of Commissioners did create a Lien Policy, attached as Exhibit A, and

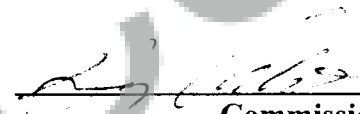
NOW, THEREFORE, BE IT RESOLVED that the Board of Commissioners for Home Valley Water District does hereby pass Resolution 2016-01 Liens against Delinquent Accounts.

PASSED IN REGULAR SESSION this 12th day of January 21, 2016.

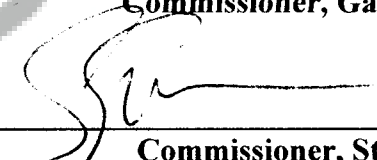
HOME VALLEY WATER DISTRICT COMMISSIONERS



Chairman, James Borup



Commissioner, Gary Collins



Commissioner, Steve Gunn



Secretary, Melissa Phillips

Home Valley Water Lien Policy

After six (6) months or three (3) billing cycles of nonpayment, Home Valley Water customers will be sent a written notice with the following information;

- Notification that utility service is subject to termination
- Given available opportunities to present objections to the bill
- Home Valley Water contact information

Home Valley Water may not pursue charges that are more than six (6) years old. This restriction is based on the statute of limitations for accounts receivable set out in RCW 4.16.040(2). Consequently, utility charges incurred more than six (6) years ago must be written off.

Payment Plans

Home Valley Water may set up payment plans with customers to bring their utility accounts current. However, in order to avoid violating the state constitution's prohibition against lending credit and gifting public funds, utilities must charge a reasonable rate of interest.

If the customer payment plan is not paid as agreed upon, after the first non-payment the account will be treated as delinquent and immediately subject to termination of service, lien, collection agency, and courts.

Utility Liens and Termination of Service (Shut-offs)

Per WA State law, Home Valley Water may secure the delinquent utility charges by filing a lien with the Skamania County Auditor's Office against the premises served. The lien may be satisfied when the customer pays, the property is sold, or the utility or another lien holder forecloses on the property. In addition to the delinquent utility charges, the customer is responsible for payment of all recording lien fees, recording lien release fees and any required copy fees by the Skamania County Auditor's Office.

If the account has been delinquent for six (6) months or three (3) billing cycles of nonpayment or more days, proper notice was given to the customer, and an opportunity for a hearing was provided, Home Valley Water may shut off water service to enforce payment of delinquent utility charges.

Collections Agencies

Home Valley Water may assign delinquent customer debts to licensed collections agencies under the authority provided in RCW 19.16.500 and pursuant to a written contract with a licensed agency. At least 30 days before assigning debt, the utility must first attempt to notify the debtor of the existence of the debt and that the debt may be assigned to a collection agency if not paid. Home Valley Water may also add a reasonable collections fee to the outstanding debt according to RCW 19.16.500(1)(b).

Courts

The relationship between Home Valley Water and its customers is contractual, and a customer who does not pay his or her bill on time may be regarded as having breached that contract. Washington courts have jurisdiction to resolve contractual disputes and, thus, Home Valley Water may take delinquent customers to court. Utilities may attempt to collect unpaid charges in small claims court for debts that do not exceed \$5,000 and in district court for debts that do not exceed \$75,000. See RCW 12.40.010 and 3.66.020.

Legal Authority

RCW 4.16.040 – Six Year Statute of Limitations
RCW 57.08.081 – Rates and charges, Delinquencies
Memphis Light, Gas & Water Div. v. Craft, 436 U.S. 1 (1978)
RCW 19.16.500(1)(b)
RCW 12.40.010 and 3.66.020

Home Valley Water District					
Account Number	Service Address	Parcel Number	City	State	Zip
1071	364 SW Foster Creek Road	0 2070241020000	Stevenson	WA	98648
1122	782 Kelly Henke Road	0 3082240020000	Stevenson	WA	98648
03082240030000-1	21 Cochran Lane	0 3082240030000	Stevenson	WA	98648
1132	72 Cochran Lane	0 3082240030100	Stevenson	WA	98648
1116	132 Cochran Lane	0 3082240030200	Stevenson	WA	98648
	672 Kelly Henke Road	0 3082240040000	Stevenson	WA	98648
1103	661 Kelly Henke Road	0 3082240050000	Stevenson	WA	98648
1066	561 Kelly Henke Road	0 3082240050100	Stevenson	WA	98648
1134	662 Kelly Henke Road	0 3082240050200	Stevenson	WA	98648
1010	32 Aspen Lane	0 3082240050300	Stevenson	WA	98648
1028	451 Aspen Lane/451 Kelly Heneke Road	0 3082240050400	Stevenson	WA	98648
1007	482 Kelly Henke Road	0 3082240050500	Stevenson	WA	98648
1027	82 Poplar Drive	0 3082240050600	Stevenson	WA	98648
1133	2962 Berge Road	0 3082300060000	Stevenson	WA	98648
1100	31 Jewell Road	0 3082300070200	Stevenson	WA	98648
1009	92 Marty Road	0 3082300100000	Stevenson	WA	98648
1073	162 Bylin Road	0 3082300400100	Stevenson	WA	98648
1087	2532 Berge Road	0 3082300500000	Stevenson	WA	98648
1129	2161 Berge Road	0 3082300500100	Stevenson	WA	98648
1114	162 Berge Cemetery Road	0 3082300500300	Stevenson	WA	98648
1111	172 Berge Cemetery Road	0 3082300600000	Stevenson	WA	98648
1093	1551 Wind Mountain Road	0 3082600010100	Stevenson	WA	98648
1037	192 Erickson Rd	0 3082600030000	Stevenson	WA	98648
1118	381 Erickson Road	0 3082600030200	Stevenson	WA	98648
1008	101 Spirea Way	0 3082600038000	Stevenson	WA	98648
1108	61 Spirea Way	0 3082600039000	Stevenson	WA	98648
1084	1001 Wind Mountain Road	0 3082600040000	Stevenson	WA	98648
1012	232 Cottonwood	0 3082600050000	Stevenson	WA	98648
1074	52 Home Valley Cut Off Road	0 3082600050200	Stevenson	WA	98648
1041	81 Carefree Drive	0 3082600050800	Stevenson	WA	98648
1036	111 Carefree Drive	0 3082600050900	Stevenson	WA	98648
1047	121 Carefree Drive	0 3082600051000	Stevenson	WA	98648
1119	212 Cottonwood	0 3082600051100	Stevenson	WA	98648
1061	71 Desolation Rd	0 3082600051200	Stevenson	WA	98648

1015	71 Desolation Rd	○3082600051200	Stevenson	WA	98648
	181 Cottonwood				
1092	Road	○3082600051400	Stevenson	WA	98648
1049	61 Elk Bluff Drive	○3082600051500	Stevenson	WA	98648
1123	1252 Berge Road	○3082600051600	Stevenson	WA	98648
1126	131 Elk Bluff Drive	○3082600051700	Stevenson	WA	98648
03082600051900-1	62 Elk Bluff Drive	○3082600051900	Stevenson	WA	98648
1101	1232 Berge Rd	○3082600052000	Stevenson	WA	98648
1032	42 Joshua Road	○3082600052400	Stevenson	WA	98648
1065-2	111 Elk Bluff Drive	○3082600052500	Stevenson	WA	98648
	Lot 2 of the Gerald				
1096	SP 2004153569	○3082600052600	Stevenson	WA	98648
	Lot 4 of the Gerald				
1034	SP 2004153569	○3082600052800	Stevenson	WA	98648
1001	82 Elk Bluff Drive	○3082600052900	Stevenson	WA	98648
	1 Reserve -				
1005	Undeveloped Land	○3082600060000	Stevenson	WA	98648
	672 Home Valley				
1030	Cutoff Road	○3082600070000	Stevenson	WA	98648
	771 Wind Mountain				
1201-2	Road	○3082600080100	Stevenson	WA	98648
	911 Wind Mountain				
1110	Rd	○3082600080200	Stevenson	WA	98648
1085	Road	○3082600090000	Stevenson	WA	98648
1069	141 Maddux Road	○3082600090100	Stevenson	WA	98648
1013	121 Maddux Road	○3082600090400	Stevenson	WA	98648
	1462 Wind Mountain				
1021	Road	○3082600100000	Stevenson	WA	98648
	1471 Wind Mountain				
1026	Road	○3082600100000	Stevenson	WA	98648
	661 Wind Mountain				
1082	Road	○3082600110000	Stevenson	WA	98648
1060-2	72 Rike Road	○3082600120100	Stevenson	WA	98648
1113	122 Kathy Lane	○3082600120200	Stevenson	WA	98648
1077	112 Kathy Lane	○3082600120280	Stevenson	WA	98648
1025	62 Paradise Lane	○3082600120300	Stevenson	WA	98648
1059	Undeveloped Lot	○3082600120400	Stevenson	WA	98648
1044	61 Paradise Lane	○3082600120500	Stevenson	WA	98648
03082600120600-1	41 Paradise Lane	○3082600120600	Stevenson	WA	98648
1046	101 Rike Road	○3082600140000	Stevenson	WA	98648
	401 Wind Mountain				
1117	Road	○3082600150000	Stevenson	WA	98648
1024	201 Erickson Road	○3082600160000	Stevenson	WA	98648
1104-3	201 Erickson Street	○3082600160000	Stevenson	WA	98648
1076	201 Erickson Road	○3082600160000	Stevenson	WA	98648
1105	261 Erickson Road	○3082600170000	Stevenson	WA	98648
1050	271 Erickson Road	○3082600180000	Stevenson	WA	98648
1055-2-1	50231 State Hwy 14	○3082600190000	Stevenson	WA	98648
1109	121 Holmes Road	○3082700010000	Stevenson	WA	98648

1058-2	Kelly Henke Road	03082700016000	Stevenson	WA	98648
1029	272 Kelly Henke Road	03082700017000	Stevenson	WA	98648
03082700018000-1	432 Kelly Henke Road	03082700018000	Stevenson	WA	98648
1042	202 Holmes Road	03082700019000	Stevenson	WA	98648
1107-2	322 Indian Cabin Road	03082700020000	Stevenson	WA	98648
1089	41 Kelly Henke Road	03082700020300	Stevenson	WA	98648
1088-2	132 Indian Cabin Road	03082700020600	Stevenson	WA	98648
1098	1091 Berge Road	03082700029000	Stevenson	WA	98648
1040	221 Indian Cabin Road	03082700050000	Stevenson	WA	98648
1124	352 Lyons Road	03082700050100	Stevenson	WA	98648
1083	1111 Berge Road	03082700060000	Stevenson	WA	98648
1006	1161 Berge Road	03082700060100	Stevenson	WA	98648
1086	1221 Berge Road	03082700060200	Stevenson	WA	98648
1095	932 Berge Road	03082700070000	Stevenson	WA	98648
1099	321 Berge Rd	03082730010000	Stevenson	WA	98648
1128	182 Lyons Road	03082730010100	Stevenson	WA	98648
1002	142 Lyons Road	03082730010300	Stevenson	WA	98648
1121-02-1	41 Lyons Road	03082730010700	Stevenson	WA	98648
1121	131 Lyons Road	03082730010800	Stevenson	WA	98648
1125	252 Lyons Road	03082730010900	Stevenson	WA	98648
1062	212 Lyons Road	03082730011000	Stevenson	WA	98648
1204-1	112 S Lyons Road	03082730011100	Stevenson	WA	98648
1102	31 House Street	03082730040000	Stevenson	WA	98648
1051	41 House Street	03082730040200	Stevenson	WA	98648
1033	71 House Street	03082730040300	Stevenson	WA	98648
1081	91 House Street	03082730040400	Stevenson	WA	98648
1079-2	111 House Street	03082730040500	Stevenson	WA	98648
1020	92 House Street	03082730060000	Stevenson	WA	98648
1039	49861 State Hwy 14	03082730060200	Stevenson	WA	98648
1035	72 House Street	03082730060300	Stevenson	WA	98648
1045	162 Berge Road	03082740020000	Stevenson	WA	98648
1067	251 Wedrick Road	03082740030000	Stevenson	WA	98648
1094	141 Wedrick Rd	03082740040000	Stevenson	WA	98648
1112	131 WEDRICK RD	03082740040100	Stevenson	WA	98648
1090	302 Berge Road	03082740050000	Stevenson	WA	98648
1072	Berge Road	03082740050200	Stevenson	WA	98648
1011	131 Berge Road	03082740060000	Stevenson	WA	98648
1017	41 Wedrick Road	03082740070000	Stevenson	WA	98648
1127	101 Wedrick Road	03082740080000	Stevenson	WA	98648
1075	50111 State Hwy 14	03082740100000	Stevenson	WA	98648
1022	50001 State Hwy 14	03082740110000	Stevenson	WA	98648
1091	72 Wedrick Road	03082740110100	Stevenson	WA	98648

1019	50101 State Route 14	○3082740110300	Stevenson	WA	98648
1068	82 Berge Road	○3082740120000	Stevenson	WA	98648
1063	91 Tombleson Road	○3082740140000	Stevenson	WA	98648
1130-2	11 Thelma Court	○3082740140100	Stevenson	WA	98605
1053	82 Tombleson Road	○3082740150000	Stevenson	WA	98648
1120	62 Tombleson Road	○3082740160000	Stevenson	WA	98648
1080	52 Tombleson Road/52 Sonny's Road	○3082740160100	Stevenson	WA	98648
1064	21 Sonny's Road	○3082740170000	Stevenson	WA	98648
1055	50231 State Hwy 14	○3082740190000	Stevenson	WA	98648
1023	50151 STATE ROUTE 14	○3082740200000	Stevenson	WA	98648
1038	50151 State Hwy 14	○3082740200000	Stevenson	WA	98648
1048	52 Sonny's Road	○3082740300000	Stevenson	WA	98648
1097	32 Home Valley Park Road	○3083400040000	Stevenson	WA	98648
1070	162 Delina Lane	○3083522010000	Stevenson	WA	98648
1115	172 Delina Lane	○3083522010100	Stevenson	WA	98648
1016	82 Raven Drive	○3083522020000	Stevenson	WA	98648
1031	11 Gertz Road	○3083522030000	Stevenson	WA	98648
1052	50341 State Hwy 14	○3083522050000	Stevenson	WA	98648
1004	50561 State Hwy 14	○3083522080000	Stevenson	WA	98648
1043	32 Rike Road		Stevenson	WA	98648
1054	State Hwy 14		Stevenson	WA	98648
1056	Undeveloped Lot		Stevenson	WA	98648
1078	PO BOX 790		Stevenson	WA	98648
1106	371 Erickson Road		Stevenson	WA	98648
*NOTE: Not a complete listing of parcels in the HVW District.					