

# August 2024

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**To:** Point Richmond Ridge Board of Directors  
**From:** Kylee Giovannini, Associate Community Manager  
**Re:** August Monthly Closing & Reports

Attached with this email are the month end reports and summary of the month's activities:

**Collections & Financials:**

8/27 - transfer from Operating – 9091 to Reserve Account – 5357 in the amount of \$12,709.00

**Administrative:**

8/2 – called POC re: emails to prrhoa.org not being delivered to 3 board members

8/27 – submit mailing order of 3<sup>rd</sup> quarter newsletter and updated open space policy to Southdata for mailing

8/29 – proof received from Southdata and approved for mailing

**CC&R Enforcement:**

8/8 - 17293 [disabled vehicle] – \$250 fine w/ 30 day cure

**Architectural (ACC):**

- Nothing to report

**New Owner(s):**

- None to report

# Point Richmond Ridge Homeowners Association

## GL Balance Sheet Standard

Posted 08/31/2024

	Operating	Reserves	Total
<b>Assets</b>			
<u>Bank</u>			
AAB Operating Account	22,705.54		22,705.54
Reserve Account		19,668.66	19,668.66
<u>Total Bank</u>	<u>22,705.54</u>	<u>19,668.66</u>	<u>42,374.20</u>
<u>Total Assets</u>	<u>22,705.54</u>	<u>19,668.66</u>	<u>42,374.20</u>
<b>Liabilities &amp; Equity</b>			
Prepaid Assessment	625.00		625.00
	<u>625.00</u>		<u>625.00</u>
<u>Equity</u>			
Operations Retained Earnings	26,354.68		26,354.68
Reserves Retained Earnings		38,641.16	38,641.16
Net Income	(4,274.14)	(18,972.50)	(23,246.64)
<u>Total Equity</u>	<u>22,080.54</u>	<u>19,668.66</u>	<u>41,749.20</u>
<u>Total Liabilities &amp; Equity</u>	<u>22,705.54</u>	<u>19,668.66</u>	<u>42,374.20</u>

# Point Richmond Ridge Homeowners Association

## Budget Comparison YTD Variance

Posted 8/1/2024 To 8/31/2024 11:59:00 PM

	Current Month Operating		Year to Date Operating				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
<b>Income</b>							
Dues Income	300.00	0.00	49,500.00	49,800.00	(300.00)	0.60%	49,800.00
Late Fees	0.00	0.00	150.00	0.00	150.00	-100.00%	0.00
Fines Income	0.00	0.00	100.00	0.00	100.00	-100.00%	0.00
Investment/Interest Income	0.73	0.00	5.83	0.00	5.83	-100.00%	0.00
TOTAL	300.73	0.00	49,755.83	49,800.00	(44.17)	0.09%	49,800.00
TOTAL Income	300.73	0.00	49,755.83	49,800.00	(44.17)	0.09%	49,800.00
<b>Expense</b>							
Website	0.00	0.00	492.04	0.00	(492.04)	-100.00%	0.00
Landscape Maintenance Cc	756.70	760.00	6,071.10	6,080.00	8.90	0.15%	9,122.00
Entry Maintenance	0.00	42.00	0.00	336.00	336.00	100.00%	500.00
Tree Pruning/Removal	0.00	42.00	500.00	336.00	(164.00)	-48.81%	500.00
Backflow Testing	0.00	3.00	30.00	24.00	(6.00)	-25.00%	30.00
Towing	0.00	83.00	0.00	166.00	166.00	100.00%	500.00
Water	24.72	0.00	74.20	0.00	(74.20)	-100.00%	0.00
TOTAL	781.42	930.00	7,167.34	6,942.00	(225.34)	-3.25%	10,652.00
Strongroom	10.00	0.00	20.00	0.00	(20.00)	-100.00%	0.00
TOTAL	10.00	0.00	20.00	0.00	(20.00)	0.00%	0.00
<b>Administrative</b>							
Insurance Expense	0.00	0.00	0.00	0.00	0.00	0.00%	3,160.00
Legal/Lien Fees	0.00	42.00	0.00	336.00	336.00	100.00%	500.00
Management	600.00	600.00	4,800.00	4,800.00	0.00	0.00%	7,200.00
Filing Fees	0.00	0.00	24.99	75.00	50.01	66.68%	75.00
Reserve Study	0.00	0.00	1,235.00	1,500.00	265.00	17.67%	1,500.00
Office Supplies	0.56	65.00	71.86	520.00	448.14	86.18%	775.00
Postage	1.27	33.00	125.40	264.00	138.60	52.50%	400.00
TOTAL Administrative	601.83	740.00	6,257.25	7,495.00	1,237.75	16.51%	13,610.00
<b>Non-Operating Expense</b>							
Reserve Contribution	12,709.00	0.00	37,709.00	15,000.00	(22,709.00)	-151.39%	22,709.00
TOTAL Non-Operating Expen	12,709.00	0.00	37,709.00	15,000.00	(22,709.00)	-151.39%	22,709.00
<b>Other Expense</b>							
Contingencies	0.00	547.00	2,399.50	4,376.00	1,976.50	45.17%	6,569.00
TOTAL Other Expense	0.00	547.00	2,399.50	4,376.00	1,976.50	45.17%	6,569.00
<b>Taxes</b>							
Taxes Property	0.00	0.00	476.88	585.00	108.12	18.48%	585.00
Taxes Federal	0.00	0.00	0.00	75.00	75.00	100.00%	75.00
TOTAL Taxes	0.00	0.00	476.88	660.00	183.12	27.75%	660.00
TOTAL Expense	14,102.25	2,217.00	54,029.97	34,473.00	(19,556.97)	-56.73%	54,200.00
Excess Revenue / Expense	(13,801.52)	(2,217.00)	(4,274.14)	15,327.00	(19,601.14)	127.89%	(4,400.00)

# Point Richmond Ridge Homeowners Association

## Budget Comparison YTD Variance

Posted 8/1/2024 To 8/31/2024 11:59:00 PM

	Current Month Reserves		Year to Date Reserves				Annual
	Actual	Budget	Actual	Budget	\$ Var	% Var	
<b>Income</b>							
Investment/Interest Income	7.27	0.00	299.11	0.00	299.11	-100.00%	0.00
TOTAL	7.27	0.00	299.11	0.00	299.11	0.00%	0.00
<b>Non-Operating Income</b>							
Reserve Income (Transfers)	12,709.00	0.00	37,709.00	15,000.00	22,709.00	-151.39%	22,709.00
TOTAL Non-Operating Income	12,709.00	0.00	37,709.00	15,000.00	22,709.00	-151.39%	22,709.00
TOTAL Income	12,716.27	0.00	38,008.11	15,000.00	23,008.11	-153.39%	22,709.00
<b>Expense</b>							
Playground/Park Equip & M	0.00	227.00	577.04	1,816.00	1,238.96	68.22%	2,719.00
Road Maintenance	0.00	4,415.00	56,403.57	35,320.00	(21,083.57)	-59.69%	52,974.00
TOTAL	0.00	4,642.00	56,980.61	37,136.00	(19,844.61)	-53.44%	55,693.00
TOTAL Expense	0.00	4,642.00	56,980.61	37,136.00	(19,844.61)	-53.44%	55,693.00
Excess Revenue / Expense	12,716.27	(4,642.00)	(18,972.50)	(22,136.00)	3,163.50	14.29%	(32,984.00)

# Aging 120 Days Delinquency

Wednesday, September 18, 2024

16:38

Active Flag Yes

Posted Date 08/31/2024

## Point Richmond Ridge Homeowners Association

Acct #	Status	Contact	Current	30 - 59 Days	60 - 89 Days	90 Days	>120 Days	Balance
17293	Owner LATE FEE	Baldwin,Matt & Elize	275.00	25.00	300.00	25.00	225.00	850.00
<b>Count: 1</b>			275.00	25.00	300.00	25.00	225.00	850.00

### Property Totals

# Units	# Builder	# Resident	# Owners	# Tenants	Owner Ratio
83	0	83	81	2	97.59%

## Charge Code Summary

Description	G/L Acct #	Amount
Dues	110000	300.00
Fine	110000	400.00
Late Fees	110000	150.00
		850.00

Posting Code Transaction Detail

Posted Date 8/1/2024 To 8/31/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Code	Date	Source	Acct #	Unit Address	Resident Contact	Amount
<b>Fine</b>						
Fine	8/9/2024	Batch Adjustment	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	250.00
					<b>8/9/2024    Count: 1</b>	<b>250.00</b>
					<b>Count: 1</b>	<b>250.00</b>
<b>Late Fees</b>						
Late Fees	8/8/2024	Late Fee	17293	13615 13th Avenue NW	Matt & Elizabeth Baldwin	25.00
Late Fees	8/8/2024	Late Fee	19122	13409 13th Avenue NW	James & Jessica Nieves	25.00
Late Fees	8/8/2024	Account Void	19122	13409 13th Avenue NW	James & Jessica Nieves	-25.00
					<b>8/8/2024    Count: 3</b>	<b>25.00</b>
					<b>Count: 3</b>	<b>25.00</b>
<b>Payment</b>						
Payment	8/9/2024	Lockbox	19122	13409 13th Avenue NW	James & Jessica Nieves	-300.00
					<b>8/9/2024    Count: 1</b>	<b>-300.00</b>
					<b>Count: 1</b>	<b>-300.00</b>

Point Richmond Ridge Homeowners Association

Bank Statement Attachments

Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

**Return Service Requested**

POINT RICHMOND RIDGE HOMEOWNERS  
C/O HOA COMMUNITY SOLUTIONS, LLC  
OPERATING  
PO BOX 364  
GIG HARBOR WA 98335-0364

Last statement: July 31, 2024  
This statement: August 31, 2024  
Total days in statement period: 31

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XXXXXX9091  
( 5)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

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**THANK YOU FOR BANKING WITH US!**

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## AAB Community Checking

Account number	XXXXXX9091	Beginning balance	\$36,532.11
Enclosures	5	Total additions	300.73
Low balance	\$22,704.81	Total subtractions	14,127.30
Average balance	\$34,506.83	Ending balance	\$22,705.54
Avg collected balance	\$34,506		

## CHECKS

Number	Date	Amount	Number	Date	Amount
100187	08-07	25.05	100189	08-23	756.70
100188	08-14	610.00	100190	08-26	1.83

## DEBITS

Date	Description	Subtractions
08-15	' ACH Debit	24.72
	WASHINGTON WATER WATER BILL 240814	
08-28	Miscellaneous Debit	12,709.00
	EXTERNAL WEB API -	

## CREDITS

Date	Description	Additions
08-09	' Lockbox Deposit	300.00
08-31	' Interest Credit	0.73



**DAILY BALANCES**

<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>	<u>Date</u>	<u>Amount</u>
07-31	36,532.11	08-14	36,197.06	08-26	35,413.81
08-07	36,507.06	08-15	36,172.34	08-28	22,704.81
08-09	36,807.06	08-23	35,415.64	08-31	22,705.54

**INTEREST INFORMATION**

Annual percentage yield earned	0.02%
Interest-bearing days	31
Average balance for APY	\$34,506.83
Interest earned	\$0.73

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association  
C/O HOA Community Solutions  
PO Box 364  
Gig Harbor, WA 98335

Alliance Association Bank  
3033 West Ray Road  
Suite 200  
Chandler, AZ 85283

100187  
DATE: 07/30/2024

PAY TO Bruce Harjehausen \$ 25.05  
THE ORDER OF Twenty-Five Dollars and Five Cents DOLLARS

memo: Inv:07292-HARJHAUSEN

*[Signature]*

100187 122105980 8243469091

08/07/2024 100187 \$25.05

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association  
C/O HOA Community Solutions  
PO Box 364  
Gig Harbor, WA 98335

Alliance Association Bank  
3033 West Ray Road  
Suite 200  
Chandler, AZ 85283

100188  
DATE: 08/05/2024

PAY TO HOA Community Solutions \$ 610.00  
THE ORDER OF Six Hundred Ten Dollars and Zero Cents DOLLARS

memo: Act:17504; Inv:07324-7504

*[Signature]*

100188 122105980 8243469091

08/14/2024 100188 \$610.00

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association  
C/O HOA Community Solutions  
PO Box 364  
Gig Harbor, WA 98335

Alliance Association Bank  
3033 West Ray Road  
Suite 200  
Chandler, AZ 85283

100189  
DATE: 08/07/2024

PAY TO Thornhill Landscaping Services LLC \$ 756.70  
THE ORDER OF Seven Hundred Fifty-Six Dollars and Seventy Cents DOLLARS

memo: Inv:1979

*[Signature]*

100189 122105980 8243469091

08/23/2024 100189 \$756.70

THIS DOCUMENT CONTAINS SECURITY FEATURES. SEE BACK FOR DETAILS.

Point Richmond Ridge Homeowners Association  
C/O HOA Community Solutions  
PO Box 364  
Gig Harbor, WA 98335

Alliance Association Bank  
3033 West Ray Road  
Suite 200  
Chandler, AZ 85283

100190  
DATE: 08/14/2024

PAY TO SouthData Inc \$ 1.83  
THE ORDER OF One Dollar and Eighty-Three Cents DOLLARS

memo: Act:010228; Inv:994298975

*[Signature]*

100190 122105980 8243469091

08/26/2024 100190 \$1.83



Alliance Association Bank, a division of Western Alliance Bank.  
Member FDIC.

PO Box 26237 • Las Vegas, NV 89126-0237

Return Service Requested

POINT RICHMOND RIDGE HOMEOWNERS  
C/O HOA COMMUNITY SOLUTIONS LLC  
RESERVE  
PO BOX 364  
GIG HARBOR WA 98335-0364

Last statement: July 31, 2024  
This statement: August 31, 2024  
Total days in statement period: 31

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XXXXXX5357  
( 1)

Direct inquiries to:  
888-734-4567

Alliance Association Bank  
3033 W Ray Road, Ste 200  
Chandler AZ 85226

THANK YOU FOR BANKING WITH US!

AAB Association MMA

Account number	XXXXXX5357	Beginning balance	\$6,952.39
Enclosures	1	Total additions	12,716.27
Low balance	\$6,952.39	Total subtractions	0.00
Average balance	\$8,592.26	Ending balance	\$19,668.66
Avg collected balance	\$8,592		
Interest paid year to date	\$299.11		

CREDITS

Date	Description	Additions
08-28	Miscellaneous Credit	12,709.00
	EXTERNAL WEB API -	
08-31	' Interest Credit	7.27

DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
07-31	6,952.39	08-28	19,661.39	08-31	19,668.66

INTEREST INFORMATION

Annual percentage yield earned	1.00%
Interest-bearing days	31
Average balance for APY	\$8,592.26
Interest earned	\$7.27

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00

# Point Richmond Ridge Homeowners Association

## Bank Reconciliation Expanded Detail Consolidated

Bank: AAB Operating Account Account: \*\*\*\*\*9091

Statement Date: 8/31/2024

G/L Balance: 22,705.54

Linked Statement: 090924201643\_9091\_083124.PDF

Statement Balance: 22,705.54

Item	Date	Check #	Amount	Balance
			Previous Balance:	36,532.11
Bruce Harjehausen	7/30/2024	100187	-25.05	36,507.06
HOA Community Solutions	8/5/2024	100188	-610.00	35,897.06
Thornhill Landscaping Services LLC	8/7/2024	100189	-756.70	35,140.36
SouthData Inc	8/14/2024	100190	-1.83	35,138.53
Washington Water Service - Seattle	8/15/2024	300023	-24.72	35,113.81
		<b>Total Checks:</b>	<b>-1,418.30</b>	
Lockbox	8/9/2024		300.00	35,413.81
ANNUAL YEAR END TRANSFER TO RESERVES	8/28/2024		-12,709.00	22,704.81
Bank Reconcile: Interest Earned	8/31/2024		0.73	22,705.54
		<b>Total Deposits / Adjustments:</b>	<b>-12,408.27</b>	
			<b>Statement Balance:</b>	<b>22,705.54</b>

### Outstanding Items:

#### Bank Reconciliation Summary: AAB Operating Account Account: \*\*\*\*\*9091

G/L Balance:	22,705.54
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	22,705.54
Statement Balance:	22,705.54
G/L and Balance Difference:	0.00

# Point Richmond Ridge Homeowners Association

## Bank Reconciliation Expanded Detail Consolidated

Bank: Reserve Account Account: \*\*\*\*\*5357

Statement Date: 8/31/2024

G/L Balance: 19,668.66

Linked Statement: 090924201816\_5357\_083124.PDF

Statement Balance: 19,668.66

Item	Date	Check #	Amount	Balance
			Previous Balance:	6,952.39
ANNUAL YEAR END TRANSFER TO RESERVES	8/28/2024		12,709.00	19,661.39
Bank Reconcile: Interest Earned	8/31/2024		7.27	19,668.66
		<b>Total Deposits / Adjustments:</b>	<b>12,716.27</b>	
		<b>Statement Balance:</b>		<b>19,668.66</b>

### Outstanding Items:

#### Bank Reconciliation Summary: Reserve Account Account: \*\*\*\*\*5357

G/L Balance:	19,668.66
Uncleared Checks, Credits:	0.00
Uncleared Deposits, Debits:	0.00
G/L Difference:	19,668.66
Statement Balance:	19,668.66
G/L and Balance Difference:	0.00

AP Expense Register

Check Date 8/1/2024 To 8/31/2024 11:59:00 PM

Point Richmond Ridge Homeowners Association

Ctrl #	Invoice #	Invoice Bank	Expense	Amount	Check #	Check Date	Memo	Status
HOA Community Solutions			Location:	HOA Community Solutions				
137925	073124-7904	7/31/2024 AAB Operating A	501006: Management	600.00	100188	8/5/2024		PAID
137925	073124-7904	7/31/2024 AAB Operating A	500085: Strongroom	10.00	100188	8/5/2024		PAID
				610.00				
SouthData Inc			Location:	SouthData Inc				
138668	994298975	7/31/2024 AAB Operating A	503010: Postage	1.27	100190	8/14/2024		PAID
138668	994298975	7/31/2024 AAB Operating A	503000: Office Supplies	0.56	100190	8/14/2024		PAID
				1.83				
Thornhill Landscaping Services LLC			Location:	Thornhill Landscaping Services LLC				
138182	1979	8/1/2024 AAB Operating A	610005: Landscape Maintenanc	756.70	100189	8/7/2024	Invoice 1979	PAID
				756.70				
Washington Water Service			Location:	Washington Water Service - Seattle				
138781	072324-5055	7/23/2024 AAB Operating A	750001: Water	24.72	300023	8/15/2024		PAID
				24.72				
Count: 6	it Richmond Ridge Homeowners Association			\$1,393.25				

Point Richmond Ridge Homeowners Association

AP Attachments





FOR CUSTOMER SERVICE  
(877) 408-4060  
www.wawater.com  
14519 Peacock Hill Ave. NW  
Gig Harbor, WA 98332

Customer Name: PT RICHMOND RIDGE HOA  
Billing Date: July 23, 2024  
Account Number: 0419085055

Customer Message(s)  
If you are signed up for automatic payment withdrawals and would like to go paperless and receive your bill via email, please provide your email address below.

>Amount due will be debited from your bank account on 2024-08-13<

New, Convenient, Flexible Payment Plans Available: Our new collaboration with PromisePay allows customers to privately make interest-free payment arrangements to bring their past-due accounts current. Residential customers who have a past-due balance of at least \$50 are eligible and will receive text alerts to easily and discreetly set up a plan. Learn more: [wawater.promise-pay.com](http://wawater.promise-pay.com).

Visit [www.wawater.com](http://www.wawater.com) to find out how you can save time, eliminate postage, and reduce clutter! We offer several easy payment options, including online billing and payment service, Automatic Payment Service, and pay-by-phone toll-free at (844)-850-9065.

Account Summary as of July 23, 2024

Current charges - Water: Metered	24.72
Subtotal	24.72
Prior Balance	24.72
Payment Received - 07/11/24	-24.72
Total Amount Due	\$24.72

Current Charges Delinquent on 08/14/24

Automatic payment of amount due will be debited from your bank account on 08/13/24

Service Address: 13602xxx 12th Ave NW, Gig Harbor, WA 98332  
Service Area: Peacock Hill

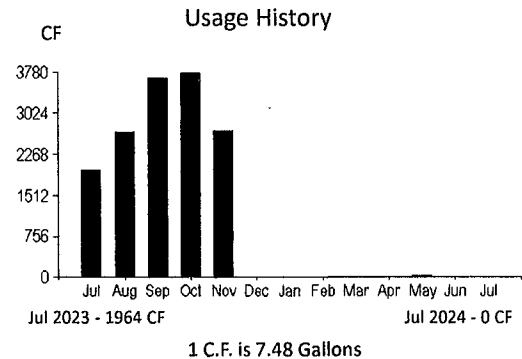
Service Details



Water

Service From 6/13/24 - 7/12/24

3/4" Base - Zero Usage	24.72
3/4" Step 1: 0-600cf(0cf)	0.00
3/4" Step 2: 601-2,200cf(0cf)	0.00
3/4" Step 3: Over 2,200cf(0cf)	0.00
	\$24.72



Meter #	Current Meter Read		Previous Meter Read		Total Usage
	Date	Reading	Date	Reading	
43237266	07/12/2024	144981	06/12/2024	144981	0 CF

CI240724.0629-23-000003342

Account Number	Billing Date	
0419085055	07/23/24	Automatic payment of \$24.72 will be applied on 08/13/24

NW M-15

Provide your email address below and sign for paperless billing.

Email: \_\_\_\_\_

X \_\_\_\_\_

000023 000003342



PT RICHMOND RIDGE HOA  
C/O DEPT 432-HOA CS  
PO BOX 4579  
HOUSTON TX 77210-4579 A

RETURN ADDRESS:  
WASHINGTON WATER SERVICE  
PO BOX 35134  
SEATTLE WA 98124-5134



**Washington Water Service**  
**P.O. Box 336, Gig Harbor, WA 98335**  
**Toll-Free (877) 408-4060**  
**www.wawater.com**

**PLEASE SEND ALL PAYMENTS TO OUR PAYMENT-ONLY POST OFFICE BOX BELOW. PLEASE SEND ALL CORRESPONDENCE AND INQUIRIES TO OUR MAIN POST OFFICE BOX ABOVE.**

<b>Payments Only:</b>	<b>Office Locations:</b>			
Attn: Payments	<u>East Pierce</u>	<u>Gig Harbor</u>	<u>Olympia</u>	<u>Orcas Island</u>
P.O. Box 35134	Customer Center	Customer Center	Engineering and Water Quality	Field Office
Seattle, WA 98124	5410 189th Street East	14519 Peacock Hill Avenue NW	6800 Meridian Road SE	107 Firehouse Lane
	Puyallup, WA 98375	Gig Harbor, WA 98332	Olympia, WA 98513	Eastsound, WA 98245
	Fax: (253) 875-7747	Fax: (253) 857-4001	Fax: (360) 459-3259	Fax: (360) 376-2722

**Rates, Water Quality, Conservation and Other Important Information:**  
Headquartered in Gig Harbor, Washington Water Service (Washington Water) is a water utility regulated by the Washington Utilities and Transportation Commission (WUTC). The WUTC's contact information is provided below for your records.

WUTC-approved rate schedules and rules are available for your review at our Customer Center above and on our website at [www.wawater.com](http://www.wawater.com). Additional information about water quality reports, conservation, emergency preparedness, and other service tips can also be found on our website.

**Water Bill Due Dates:** *This bill is due and payable upon receipt.*  
The current charges on this bill are due and payable upon receipt and become past due after 21 days. Any prior balances shown are considered past due and should be paid immediately to avoid interruption of service. If you question the accuracy of your bill, please contact our Customer Center toll-free at (877) 408-4060.

**Payments**  
Payments can be made online by visiting our website at [www.wawater.com](http://www.wawater.com) or by calling our automatic payment number at (844) 850-9065. Please be sure to have your account number and service zip code available when making your payment using the automatic payment line. We accept the following methods of payment: cash, personal check, money order, or Visa, MasterCard, and Discover at our Customer Center. Credit card payments can also be made over the phone during normal business hours by calling the toll-free number above. **Please note: Payments made over the phone with a customer service representative will be assessed a credit card processing fee, which we send to our payment processor.** We also have a night drop at our East Pierce, Gig Harbor, and Olympia locations, where you can drop your payment off for processing the next business day.

In addition to the payment methods previously mentioned, we offer automatic payment services that enable you to have your payment drafted from your checking /savings account or a credit card on a recurring basis. If you are interested in one of our auto-pay services, please visit our website and click on the "Customer Care" tab to learn more and sign up. You can also call our office for assistance with these payment options.

Washington Water also accepts payments from our customer's bill payer services. For those options, please reach out to your bank to set up your automatic payment option.

All check payments should include your payment remittance stub for proper processing and be mailed separately from your general correspondence and inquiries to the payment post office box above. Please do not fold, staple, or clip your payments to your invoice, as automated equipment is used to process your payment.

**Emergency Services**  
Our office hours are 8:00 a.m. to 4:30 p.m., Monday through Friday. Our office is closed on Mondays from noon to 1:00 p.m. and on weekends and holidays. For a list of our office closures, please visit our website at [www.wawater.com](http://www.wawater.com). If you have an emergency during non-business hours, please call our toll-free number for assistance. For account information such as balance due, payment due dates, and other non-emergency services, please call our Customer Center during normal business hours.

**Employee Identification**  
All authorized employees carry Washington Water photo identification and also wear company clothing with our logo. Please ask for identification before admitting service representatives onto your property. If you have any concerns, please call our Customer Center.

**NOTICE TO CUSTOMERS WITH A PAST-DUE, PRIOR BALANCE ON THEIR BILL:**

Any prior balance shown on this bill is past due. Service may be interrupted if payment is not received immediately.

If you are unable to pay a past-due bill, please contact our Customer Center to make payment arrangements. If service is interrupted for non-payment, restoration of service will require the payment of a reconnection fee to turn your water back on.

If you have concerns about your water service or bill and have contacted our Customer Center, and you have not been able to resolve your concerns, please ask to speak to our customer service manager. If your concerns are still not addressed, you can contact the Washington Utilities and Transportation Commission for further assistance

Consumer Protection Division  
Washington Utilities and Transportation Commission  
P.O. Box 47250, Olympia, WA 98504-7250  
Telephone: (888) 333-WUTC (9882)  
[www.utc.wa.gov](http://www.utc.wa.gov)



010228 HOA Community Solutions

Invoice Date: Jul 31, 2024  
Due Date: Aug 15, 2024

**0228PRRH Point Richmond Ridge**

15916405 7/29/24 Point Richmond Ridge

1 Mailing Sheet	\$0.01
1 Simplex Letter	\$0.11
1 Outer Envelope	\$0.05
1 Assembly Fee	\$0.05
1 Recovery Surcharge	\$0.04
1 Sales Tax	\$0.02
1 Postage Discount on First Class Mai	\$-0.07
1 Postage To Mail Items To Users	\$0.73

15817784 7/13/24 Point Richmond Ridge

1 Mailing Sheet	\$0.01
1 Simplex Letter	\$0.11
1 Outer Envelope	\$0.05
1 Assembly Fee	\$0.05
1 Recovery Surcharge	\$0.04
1 Sales Tax	\$0.02
1 Postage To Mail Items To Users	\$0.68
1 Postage Discount on First Class Mai	\$-0.07

**Total Charges For 0228PRRH \$1.83**

For Invoicing Questions Call (336) 719-5000 (800) 281-8604

## Eliminate Returned Mail

SouthData's fully automated SignatureMail<sup>®</sup> Service streamlines the entire mailing process for you, saving time and money.

SouthData combines three services required by the United States Postal Service:

- Coding Accuracy Support System
- Delivery Point Validation
- Locatable Address Conversion Systems
- National Change of Address

Our SignatureMail<sup>®</sup> updates your addresses as your mail is processed, so you have a successful mailing the first time.



Contact SouthData to learn more about SignatureMail<sup>®</sup> Service:  
800.549.4722 or www.southdata.com

Goods & Services	Postage	Shipping/Handling	Sales Tax	Applied Postage	Total Charges	Amount Due
\$0.52	\$1.27	\$0.00	\$0.04	\$0.00	\$1.83	\$1.83

Page 1 of 1

PLEASE DETACH LOWER PORTION AND RETURN WITH PAYMENT IN THE ENCLOSED ENVELOPE



SouthData<sup>®</sup>  
AN OSG COMPANY

201 Technology Lane Mount Airy, NC 27030-6684

INVOICE # 994298975

CLIENT # 010228

DUE DATE Aug 15, 2024

AMOUNT DUE

**\$1.83**

MAKE CHECK PAYABLE & REMIT TO:

POINT RICHMOND RIDGE  
C/O HOA COMMUNITY SOLUTIONS  
PO BOX 364  
GIG HARBOR WA 98335-0364



SOUTHDATA, INC.  
201 TECHNOLOGY LN  
MOUNT AIRY NC 27030-6684

994298975010228000001832



HOA Community Solutions  
P.O. Box 364  
Gig Harbor, WA 98335

Phone: 253-985-3812

Account Number:	Statement Date
17904	7/31/2024
Due Date	Amount Due:
08/30/24	610.00

Point Richmond Ridge  
Point Richmond Ridge

**Make checks payable to your association**

**Send payment To:**

HOA Community Solutions  
P.O. Box 364  
Gig Harbor WA 98335

DATE	TRANSACTION	AMOUNT	BALANCE	MEMO
	<b>Balance Forward:</b>		0.00	
8/1/2024	Monthly Management Fees	600.00	600.00	Monthly Management Fee
8/1/2024	Reimbursement for	10.00	610.00	June Strongroom

**Pay This Amount: \$610.00**

**Please send all correspondence or any inquiries on your invoice to:**

HOA Community Solutions  
P.O. Box 364  
Gig Harbor, WA 98335

Questions? Email us at [info@hoacommunitysolutions.com](mailto:info@hoacommunitysolutions.com) or visit our website [www.hoacommunitysolutions.com](http://www.hoacommunitysolutions.com)

**Payments not received by the due date are subject to a \$15.00 per month late fee**

**FOLD ON PERFORATIONS, DETACH COUPON, AND RETURN IT WITH YOUR PAYMENT**

Point Richmond Ridge  
Point Richmond Ridge

Please make checks payable HOA Community Solutions.  
Detach and return this portion with your remittance.

Account Number:	Payment Due By:
17904	08/30/24
Amount Due:	Amount Enclosed:
610.00	

Property: Point Richmond Ridge

HOA Community Solutions  
P.O. Box 364  
Gig Harbor WA 98335

6835 000000 00000000000017904 POINTORICHMO 061000 0



# Thornhill Landscaping Services LLC

PO Box 1174 | Gig Harbor, Washington 98335  
(253)-514-5308 | davebrownthornhill@gmail.com

## RECIPIENT:

### Point Richmond Ridge

14315 62nd Avenue Northwest  
Gig Harbor, Washington 98332

## SERVICE ADDRESS:

14315 62nd Avenue Northwest  
Gig Harbor, Washington 98332

## For Services Rendered

Product/Service	Description	Qty.	Unit Price	Total
July Monthly Installment		1	\$700.00	\$700.00

Thank you for your business. Please contact us with any questions regarding this invoice.

Subtotal	\$700.00
Gig Harbor (8.1%)	\$56.70
<b>Total</b>	<b>\$756.70</b>

[Pay Now](#)

## Invoice #1979

Issued Aug 01, 2024

Due Aug 31, 2024

**Total \$756.70**