



Pine Creek Ranch, c/o Tax Time, 8857 South 1300 East, Sandy, UT 84094

FEE SCHEDULE

(Effective April 2025)

Notice! Checks made out to Tax Time will be returned! Make all checks payable to Pine Creek Ranch POA

Annual Dues Assessment: (paid forward covering July 1st to June 30th)

Lot - with cabin (100% dues)	\$475.00
Lot – improved, i.e., with power or water meter (95% dues)	\$451.25
Lot - unimproved (includes those with capped curb connection) (75% dues)	\$356.25
Water Project Assessment	\$738.00

Annual Dues and Water Project Assessments are billed the first part of April and payment is due on or before June 30th. In accordance with our CC&R's Article 8: *Payments not received on time will be charged interest at 18% per annum and the property is subject to a formal lien being placed, or being sent to Collection (Collection fees, lien fees, administration fees, and any court or attorney fees will be applied in addition to accrued interest).* Tax Time can now accept credit cards. A fee of 3% will be added to cover the card processing fees. If paying by check, make check payable to Pine Creek Ranch POA, not Tax Time.

Keys:

Gate key (each)	\$35.00
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Send payment to Tax Time, 8857 South 1300 East, Sandy, UT 84094. If paying by check, make it payable to Pine Creek Ranch POA, not Tax Time. Please put your name, mailing address, subdivision, and lot number on correspondence. After making payment, contact the Association Secretary to obtain the key/keys.

Water Connections:

¾" Water stub with meter assembly (see note #1 below) (Effective 1/1/2021)	\$3,750.00
Replacement of frozen or damaged water meter (see note #2 below)	\$250.00
Water usage in excess of 37,000 gallons (see note #3 below)	\$3.00 per 1,000 gal for 37,001 to 40,000 gal
	\$4.00 per 1,000 gal for 40,001 to 45,000 gal
	\$5.00 per 1,000 gal for 45,001 to 50,000 gal

The Schedule continues with a \$0.50 increase per 1,000 for each 5,000 gallons.

1. All water connections must be installed by Pine Creek Ranch (PCR). Payment in full must be received by the Treasurer, at Tax Time, before any connection will be installed. Please make sure to include your subdivision, lot number and that payment is for a water connection. Checks must be made out to Pine Creek Ranch POA. Connections requested after September 30th may not be installed until favorable installation conditions occur in the spring. *Fire hydrant or standpipe connections to PCR's culinary water system are prohibited; PCR's water system is not rated as a fire protection system.*

- 2. Lot Owner is responsible to insure prior to each winter that a **dry** 18” fiberglass cube is installed in water meter box in an inverted garbage bag. If water meter freezes and no bag is present the lot owner will be charged \$250.00 for new meter installation.
- 3. The CC&R’s 6.4 allocates “37,000 gallons annually” to each lot with a paid water connection and permits the Association to assess an additional charge for excessive water use. This fee is subject to change annually.

New Cabin Construction Building Fee:

Building Fee \$1500.00

The building fee is used to cover costs associated with wear and tear on PCR roads from heavy equipment access such as excavators, dump trucks, concrete trucks, delivery vehicles, contractors, etc. Lot owner is responsible for any damage and repairs must be made to the acceptance of PCR Board of Directors or cost of repairs will be billed to lot owner.

Common Areas:

Every owner is welcome to reserve the pavilion and restrooms for themselves and their families, when the facilities are available. The owner **must** be present the entire time whether at the site or at their cabin. To rent the pavilion there is a non-refundable fee of \$50.00 for up to 50 people. The fee will increase to \$100.00 for 51-100 people and requires an extra porta-potty. For each additional 50 people the fee increases another \$50.00, and an additional port-potty is required. Owners must clean up all areas, including restrooms. Please contact Julia Adams 916-230-9651 or Kathy Dinkel 801-885-4245 for scheduling.

There is no charge to use the RV pads, and they will continue to be at a “first come, first serve basis”, 7-day maximum stay. Your RV **must** be in the site and personally occupied, reservations signs or other items placed at the site will **not** be honored. Owners will need to be present either at the site or their cabins for the entire time the RV pad is being used. No camping or rv’s are allowed in the Meadows. Fine \$50.00 a day.