

Riverbend Homesites Association Inc. Newsletter

Summer 2025

J&M Management
Account Manager: Jessica Hubbard
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Ph: (253) 848-1947 x 131
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Puyallup, WA 98375

New Building Approval Process:

The CC&R for Riverbend have always required homeowners to submit to the Board for approval prior to constructing anything on a lot. We have now made the process easier for both homeowners to submit and the Board to review and track. Attached you will find an ACC request form. If you plan to construct anything (like a fence, shed, shop etc.) Please fill out and submit the form for approval prior to beginning construction.

Stay Tuned! There is a new website coming!

WWW.RiverbendHomesites.org is getting an update! The goal is to make this any easy place to go to get information like:

Upcoming Events
Governing Documents
Water Reports
Forms
We'll let you know when the new version is up and running!

2026 Annual Budget Meeting

In an effort to get the annual budget ratified at the beginning of the year, our annual meeting date will be changing! We are hoping to have the 2026 Budget completed and ready for a community vote at the end of this year! Of course, annual meeting notices, a copy of the budget, and a ballot will be mailed out to homeowners letting you know when this meeting will take place. We know this is a new process for the community, but please note, even if you can't attend your votes still count! So, make sure when the time comes you submit your ballot (via email or mail)

More details to come!

Annual Water Report

The annual 2025 water report is included with this mailing. If you have any questions, please let us know!

Reporting Water Issues:

If you are experiencing a water related issue, please reach out to our current water purveyor ASAP and refrain from posting on the Facebook page. The fastest way to achieve resolution is to reach out to the water purveyor directly! Currently the water purveyor is Roger and he can be reached at: 425-829-6425.

Coming soon, a new water purveyor!

Roger has been servicing Riverbend's water system since 1978 and is looking to retire in September of this year! The board is currently seeking estimates for his replacement and is doing everything they can to ensure that each estimate reviewed will both meet the needs of the water system as well as keeping an eye on what it will mean for the annual dues. No decision on the replacement of Roger has been made at this time as the Board is actively

seeking comparison bids. More information to come!

Community Events!

So far this year we have successfully completed our annual pea patch garden, a community Easter egg hunt, the annual Picnic in the Park. We are hopeful to keep these traditions going in the future!

Upcoming Event: KC Adopt a road! Once King Co. comes in and cleans the brush back, we will be seeking volunteers to help clean our roads up! Stay tuned for more information!

If you have any ideas of an event you would like to see happen, or are willing to volunteer, don't hesitate to reach out!

Contact Information!

In an effort to save the HOA money in the long run, we wanted to remind you how important it is to have updated/current contact information for homeowners.

If you are not getting emails regarding the community, then we do not have your email on file. If you could please send an email with your contact information to the account manager it would be super helpful in keeping everyone up to date with what's going on.

Also, if you are not residing at your home in Riverbend, have rented it out or in general have a better mailing address you would like communications being sent to, please update us as soon as possible because we are receiving a lot of returned mail, which costs the HOA money in the long run!

Trailer/RV Reminders!

While Riverbend Homesites has very lenient CCR's in comparison to other communities, one of the things that is against the governing documents for our community is residing in a temporary structure like RV's, Trailers, Motorhomes, Tents etc. While you are allowed to keep them stored on your property, they are not allowed to be inhabited. This has been a rule for the community since the Covenants were established in 1964. The Board will continue to enforce this CCR going forward. If you have questions, please do not hesitate to reach out!

Backflow Testing Due:

If you have an irrigation system, fire sprinkler system, hot tub, etc. That requires annual backflow testing be completed, those results are due to the Account Manager by September 15, 2025!

**HOME ALTERATION REQUEST
RIVERBEND HOMESITES ASSOCIATION, INC**

Name _____ Lot# _____ Home Phone: _____ Work Phone _____

Address _____ Email: _____

PROPOSED IMPROVEMENTS. (BE SPECIFIC: type of improvement, proposed start/completion dates, contractor, purpose of improvement, special permits, etc.)

Project start date: _____

Project completion date: _____

This project will be similar to the _____ constructed by _____

at (address) _____ Lot# _____ Division _____

Our contractor will be _____ Contact Person _____ Phone _____

Signature _____

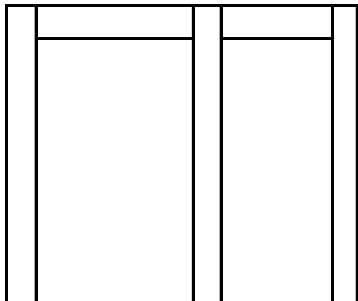
PLAN VIEW. (Show sketch &/or attach construction plans, dimensions, location on lot and identify North Direction.)

Color: _____

Material List:

*****If you are painting or staining, please include color swatches. Applications will be returned if not attached*****

FENCE ELEVATION VIEW.
(Include dimensions)



REVIEW.

DATE _____

ACC Signature: _____

Approved _____ Disapproved _____

Comments:

Riverbend Homesites Association, Inc Home Alteration Request Disclaimer

J&M Management, Riverbend Homeowners Association, Inc, and the Archetectural Control Committee (ACC) approve projects requested by a homeowner only to insure that the project(s) comply with the existing rules as defined in the Covenants Conditions and Restrictions (CC&R's) adopted by Riverbend Homeowners Association, Inc HOA. J&M Management, Riverbend Homeowners Association, Inc and the ACC do not research applicable County, City or State requirements – therefore it is the applicants responsibility to insure that all County, City, State and Federal codes, as well as requirements for setback and right of ways are complied with and that the proper permits are obtained. The verification of property lines is the responsibility of the individual homeowner when constructing any project or landscaping. Approval of this request is conditioned on the applicant's compliance with all County, City, State, and Federal regulations and requirements.

Applicant's signature below signifies understanding of the above conditions, and relieves J&M Management, Riverbend Homeowners Association, Inc Owners Association, and the ACC of all responsibility with regard to compliance with County, City, State and Federal regulations.

Applicants Signature

Date

Riverbend Homesites Association

2024 Annual Water Quality Report

Dear Riverbend Homesites Association Member

The Riverbend Homesites Association is required to provide you with this Annual Water Quality Report. This report contains:

- The sources of your drinking water.
- What substances are in your drinking water.
- Programs put in place to protect your water.
- All water tested from the source wells passed current Federal and State Standards.
- How you can become informed and involved in issues affecting your drinking water.

We want our members to be informed about their Water Association. For general questions, contact the Office at (253) 848-1947. Board meetings are held monthly. The Association also has an Annual Meeting each year and notice of this meeting is sent to all members of Riverbend. Contact the office for more information. If you have any questions about this report or your water system, please contact SMS, Inc. at (425) 829-6425.

Riverbend Homesites Association Profile

The Riverbend Homesites Association is a non-profit, consumer owned corporation incorporated on May 15, 1964 which is administered by a Board of Directors. The purpose of the Association is to maintain the common property, consisting mainly of the water system and open-space/park parcels within the Plat of Riverbend. Operation and maintenance of the water system is provided on a contractual basis by certified water works operators and a licensed professional engineer.

Where Does Your Drinking Water Supply Come From

Your water source is groundwater that is currently pumped from two wells (Wells #2 and #3) located along the northern edge of the Riverbend development and are considered to be a well field for groundwater management and sampling purposes. The well field currently supplies approximately 87,000 gallons/day of customer use. Riverbend has a generator at the source wells which supplies emergency back-up power. The Association does not add anything to the groundwater. Parents may wish to inquire with their dentists about supplemental fluoride treatments or fluoride toothpastes. The Washington State Department of Health conducted a survey of the water system in August of 2024. Copies are available upon request.

Who Watches Your Water

Association Members are needed to keep a watch on the water. Your questions, concerns and observations are an important part of the Association's quality assurance and security programs. Only Association staff and local fire departments are authorized to use fire hydrants. Members that notice unauthorized use of a fire hydrant should contact the Association office immediately.

The Riverbend Homesites Association through its WA State DOH licensed contractor collects the water samples and protects the service area's water sources. The Association also designs, operates, and maintains your water production, storage and distribution system.

The Washington State Department of Health enforces the USEPA standards. State certified laboratories are used to test the water according to these standards and procedures. Web site: www.doh.wa.gov/chp/dw

The U. S. Environmental Protection Agency (USEPA) sets national standards under the Safe Drinking Water Act. Hotline: 1-800-426-4791 Web site: www.epa.gov/safewater

Annual Water Use

In 2024, the entire Riverbend water system registered **31,767,000 gallons** of water production. The average low end daily use per customer was **150 gallons** per day. During the summer months, the average daily use per customer increased to **270 gallons** per day.

Required Information From The U. S. Environmental Protection Agency On The Potential For Health Concerns Relating To Drinking Water

The sources of drinking water (both tap water and bottle water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the land surface or through the ground, it dissolves naturally occurring minerals and can pick up substances resulting from the presence of animals or human activity.

All drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. A contaminant is defined as any substance in water. Not all substances are harmful. Information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's Safe Drinking Water Hotline at 1-800-426-4791.

To ensure that tap water is safe to drink, USEPA adopts regulations setting the water quality standards for public water systems. The federal Food and Drug Administration regulates contaminants in bottled water and is responsible for providing the same level of public health protection. This water quality report provides information on your water sources, water quality and programs and projects related to your drinking water. It is required by the federal Safe Drinking Water Act and will help you make decisions for yourself and your family about an important subject - your drinking water.

MCL's are set at very stringent levels. To understand the possible health effects described for many regulated constituents, a person would have to drink 2 liters of water every day at the MCL level for a lifetime to have a one-in-a-million chance of having the described health effect.

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV /AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by cryptosporidium and other microbiological contaminants are available from the Safe Drinking Water Hotline and on the EPA's web site.

Water Quality Monitoring Results

The Riverbend Homesites Association routinely monitors for constituents in your drinking water according to Federal and State laws. However, due to the historical non-detection of contaminants, the Association routinely monitors on a 3 – 6 year cycle for volatile organic, synthetic organic, herbicides and radionuclides. A full monitoring program was conducted in April 2024. The next set of sampling will be in the year 2027. Coliform bacteria is monitored on a monthly basis. Nitrates and other monitoring is conducted as required or warranted. None of the 144 volatile organic, synthetic organic, herbicide or carbamate contaminants were detected in the groundwater sources. In the Riverbend Association's well water supply, the primary potential contaminants and their sources include inorganic and radionuclide contaminants such as salts, minerals and metals which can be naturally occurring.

Inorganic Testing EPA		Regulated (Primary)		Date of Testing: April 2024
Contaminant (Units)	U	MCL	Major contaminant sources in Drinking Water	Well Field
Arsenic (ppb)	0	10	Erosion of natural deposits runoff from orchards; runoff from glass and electronics production wastes	ND
Nitrate (ppm)	10	10	Runoff from fertilizer use: leaching from septic tanks; erosion of natural deposits	0.82

Arsenic in February 2002, the USEPA tightened the MCL for Arsenic from 50 ppb to 10 ppb. Some people who drink water that contains arsenic in excess of MCL over many years could experience skin damage or problems with their circulatory system and may have an increased risk of getting cancer. Trace arsenic is a likely dietary requirement and is a constituent of many foods such as meat, fish, and grains.

Nitrate in drinking water at levels above 10 ppm is a health risk for infants of less than six months of age. Nitrate levels may rise quickly for short periods of time because of rainfall or agricultural activity. If you are caring for an infant you should ask advice from your health care provider.

Inorganic Testing - State/EPA Regulated and Unregulated (Secondary) - Date of Testing: July 2018				
Contaminant (Units)	U	MCL	Major contaminant sources in Drinking Water	Well Field
Turbidity (NTU)		1	Natural Deposits	0.44
Sodium (ppm)		20	Natural Deposits	ND
Manganese (ppm)		.05	Natural Deposits	ND
Zinc (ppm)		5	Natural Deposits	ND
Lead (ppm)		.015	Natural Deposits	0.0011
Copper (ppm)		1.3	Natural Deposits	0.022

Sodium: No MCL requirement. The EPA has established a recommended level of 20 ppm for sodium as a concern for those persons that may be restricted for daily sodium intake in their diets. Sodium in drinking water may cause increased blood pressure. Persons on sodium-restricted diets may wish to provide sodium levels to their physicians.

Radionuclide Testing - EPA Regulated			Date of Testing: June 2022	
Contaminant (Units)	U	MCL	Major contaminant sources in Drinking Water	Well Field
Gross Alpha (pCi/l)	0	15	Natural Deposits	ND
Gross Beta (pCi/l)	0	50	Natural Deposits	NA
Radium – 228 (pCi/l)	0	5	Natural Deposits	0.6

Radium: Radioactive element decay yields Radon gas which can dissolve and accumulate in underground water sources, such as wells, and in the air in your home. Breathing radon can cause lung cancer. Drinking water containing radon presents a risk of developing cancer. Radon in air is more dangerous than radon in water. Radon is measured in pCi/L or picocurie. That's the scientific way of saying one part per trillion.

Lead and Copper are generally non-detectable (ND) to less than .002 parts per million (ppm) in the groundwater. However, these metal concentrations can increase when water contacts plumbing materials containing lead, brass and copper. Because domestic plumbing is the primary source of these metals, drinking water regulations require testing of the water in contact with domestic plumbing for at least 6 hours. Regular use at each faucet greatly reduces leaching from lead and copper plumbing into tap water. The Association has identified a number of representative homes and takes samples at inside taps when water has been standing for the required amount of time. Instead of an MCL, the USEPA has set an Action Levels. If more than 10% of the first draw samples are greater than .015 ppm for lead or 1.30 ppm for copper, the water system is required to optimize treatment to minimize the levels of lead or copper. Monitoring conducted by the Association during July 2024 showed lead ranging from Not Detected (ND) to .005 ppm and copper ranging from Not Detected to 0.43 ppm. These levels are well below the Action Levels for either contaminant.

What Do Those Abbreviations Mean

In the tables you may find many terms and abbreviations you might not be familiar with. To help you better understand these terms we've provided the following definitions:

Not-Analyzed (NA) - not included in the current analysis.

Not-Detected (ND) - laboratory analysis indicates that the constituent is not present at the level of detection.

Parts per million (ppm) or Milligrams per liter (mg/l) - one part per million corresponds to one second every 12 days or a single penny in \$10,000.

Parts per billion (ppb) or micrograms per liter - one part per billion corresponds to one second in 32 years, or a single penny in \$10,000,000.

Nephelometric Turbidity Unit (NTU) is a measure of the clarity of water. Turbidity in excess of 5NTU is just noticeable to the average person.

Action Level (AL)- the concentration of a contaminant which, if exceeded, triggers treatment or other requirements which a water system must follow.

Picocuries per liter (pCi/l) - Picocuries per liter is a measure of radioactivity in water.

Maximum Contaminant Level (MCL) The "Maximum Allowed" (MCL) is the highest level of a contaminant that is allowed in drinking water.

Riverbend Homesites Association
c/o J & M Management
Puyallup, WA 98375
(253) 848-1947 ext.131
www.riverbendhomesites.org

Annual Water Quality Report

July 1, 2025

Roger Lillejord
PO BOX 1075
SNOQUALMIE WA 98065

Subject: Lead Service Line Inventory (LSLI) Status Update – Initial Submission Approval
RIVER BEND HOA, PWS ID# 72750, King County

Dear Purveyor,

We are writing you in follow-up to your Lead Service Line Inventory (LSLI) submission, which was due October 16, 2024. Thank you for completing and submitting your LSLI.

We have reviewed your initial LSLI submission and determined that it meets all required elements and is thereby complete and approved – no further action is needed at this time.

Please note: The EPA finalized the Lead and Copper Rule Improvements on October 30, 2024, which expands the requirements for the LSLI. We expect that your current, initial LSLI will need to expand to include at least the connector materials for each reported service line by Fall 2027. We will provide additional communications and guidance this year to assist with completing these anticipated, new requirements.

Thank you again for your work in meeting requirements for Lead and Copper Rule, and please feel free to reach out with any questions or concerns at LCRRassistance@doh.wa.gov.

Best regards,



Matthew Hadorn
Water Quality Emerging Contaminants Lead
Office of Drinking Water
Environmental Public Health
Washington State Department of Health

cc: Brietta Carter, PE (All of King County & Seattle Public Utilities except for Vashon Island)
, ODW - Engineer
RIVERBEND HOMESITES ASSOC INC., RIVER BEND HOA

NOTICE TO WATER SYSTEM USERS OF DEPARTMENT OF HEALTH ORDER ISSUED,
TREATMENT TECHNIQUE VIOLATION

The purveyors of River Bend HOA, I.D. # 72750J, located in King County, were issued a Washington State Department of Health Order for the treatment technique violation on June 12, 2025.

The Department took this action because: Purveyors of River Bend HOA failed to address the significant deficiency after the 2024 sanitary survey as required by regulations.

Inadequately treated or inadequately protected water may contain disease-causing organisms. These organisms can cause symptoms such as diarrhea, nausea, cramps, and associated headaches.

The Order directs the water system to: (provide a clear, concise, and simple explanation of the requirements to return to compliance)

Complete the required sanitary survey follow-up

At this time, the water system is taking the following steps to return to compliance with applicable regulatory requirements: The lids were cleaned as directed at the time of complaint, photos were submitted delayed to Department of Health but the issue was rectified at the time we were notified.

Steps customers should take to protect their health: (including advice on seeking an alternative water supply, if necessary)
Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail.

This Public Notification is being sent under to comply with WAC 246-290-71001 through -72013.

For more information, contact: (system manager's name) Roger Lillejord (day phone) 425-829-6425.

Certification form (to be completed by water system purveyors):

This notice was: (check all that apply)

- ☒ Mailed to all water users on (date) July 31, 2025
- ☐ Hand-delivered to all water users on (date) _____
- ☐ Published in newspaper (copy attached)
- ☐ Posted at (location) _____ on (date) _____ (BY DEPARTMENT APPROVAL ONLY).
- ☐ (Other) (prior approval from the Department of Health required) _____

SIGNATURE Jessica Hubbard On behalf of Riverbend Homesites Association Inc.

DATED July 31, 2025

SEND A COPY OF THIS COMPLETED FORM TO the compliance contact listed in the accompanying order or to
NWRO.ADMIN@doh.wa.gov