



PO Box 332
Oroville, WA 98844
9mileranchhoa.org

May 1, 2026

Enclosed is annual information for your review. Most documents herein are legally required to be sent to HOA members as per our governing documents and/or Washington State Law. You will find in this mailing:

- President's Letter
- Notices
- Board-Adopted budget for 2026-2027
- Budget vs. Actual Report – a comparison of budget to actual for fiscal year 2025-26.
- Balance Sheet
- Profit & Loss Statement
- Reserve Fund Statement
- ACC Report
- Road Report
- Ballot Instructions
- Ballot 2026
- Ballot return envelope
- Electronic Notice Authorization Form

Please note that our HOA's fiscal year is from June 1st through May 31st.

Any questions can be sent to the Board at bod@9mileranchhoa.org.

Board-Adopted Budget

State laws for HOAs are set up in a way that the membership has a right to reject the Board-adopted budget by the majority of the membership in the association at the annual membership meeting. This is why you are receiving this budget prior to the annual meeting.

Financial Reports; Balance Sheet, Profit & Loss, Budget vs Actual Comparison

Given that our Bylaws and RCWs require that these financial reports are to be mailed to the membership prior to the fiscal year ending, the enclosed Financial Reports are through April 15, 2026. Year end statements will be posted on the HOA website when the fiscal year ends and is balanced. Please email us at treasurer@9mileranchhoa.org or bod@9mileranchhoa.org with any questions you have.

Electronic Notice Authorization Form

The enclosed form allows HOA communications to be sent to you via email instead of US mail. Communications include the annual mailing, required notices and newsletters. The annual mailing includes a voting ballot and voting ballot return envelope; these will continue to be mailed to you by USPS. Your agreement to receive email communications will help to reduce mailing costs. You can return the filled-out form to the HOA PO Box or email to treasurer@9mileranchhoa.org. Please do not include the form in the Ballot Return Envelope.