



## Association Policy 230

# Cartwright Ranch Sewer Procedures

This Policy supersedes all other Policy 230s effective 11/11/2025

**Total Regular Annual Residential Assessment** (as of January 1, 2026): \$731.00 annually per sewer connection per lot / \$182.75 per quarter.

**Total Commercial Sewer Assessment** (as of January 1, 2026):

Commercial Fee - \$18.00 per fixture unit per quarter unit plus \$10.00 administrative fee per quarter

Motel Suite/Apartment – \$82.00 per unit per quarter

**Due Date:** Quarterly assessments are due on the first day of each quarter (Jan 1, April 1, July 1, Oct 1)

**Standard Payment Reminders:** Quarterly in advance (Dec 1, Mar 1, June 1, Sept 1)


### Sewer Assessment Payment Options:

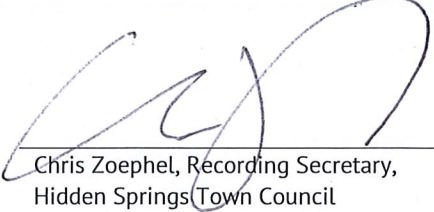
- **Mail Your Payment** to Hidden Springs Town Association C/O Keystone Pacific Property Management, P.O. Box 52244, Phoenix, AZ 85072-2244 or to Hidden Springs Town Association C/O Keystone Pacific Property Management, 2318 S. Eagle Rd., Meridian, ID 83642
- **Drop Off Your Payment** at the Hidden Springs Town Office, 5876 W Hidden Springs Dr.
- **Use the Keystone Connection Portal** to make a one-time payment or create a recurring payment schedule. register with keystoneconnection.net.
- **Use your bank's online Bill-Pay** and be sure to include Payee information, your Account Number and the payee address. **Payee:** Hidden Springs Town Association C/O Keystone Pacific Property Management. **Address 1:** C/O Keystone Pacific Property Management. **Address 2:** P.O. Box 52244. **City/State/Zip:** Phoenix, AZ 85072-2244
- **Account Number/Reference Number:** Located on your statement or online through the Keystone Connection Portal

### Effects of a Delinquent Payment:

- If a quarterly sewer assessment is not received on or before the 10th day of the quarter (Jan 10, April 10, July 10, Oct 10), a late charge equal to ten percent (10%) of the delinquent assessment is applied to the account. In addition, sewer assessments delinquent for 20 days or more are subject to 18% annual interest applied to the unpaid balance(s).
- Any Cartwright Ranch property owners whose check payment or autopay withdrawal (if established) is denied by their financial institution will be subject to a \$35 accounting fee.
- Lot owners are personally liable for sewer assessments and subject to personal collection lawsuits per section 3.1.10, 4.3 and 10.71 of the Cartwright Ranch Master Declaration.

DATED this 26 day of November 2023.

  
Garry Stanislaw, President  
Hidden Springs Town Council

  
Chris Zoepfel, Recording Secretary,  
Hidden Springs Town Council