



**SOUTH OF SUNRIVER SUBDIVISION INFORMATION
2019**

CROSSWATER:

HOA: A gated golf course community on 600 acres with a total of 117 home sites
Community Manager -Erik Robinson, Aperion. erobinson@aperionmgmt.com
ASSOCIATION DUES: Crosswater - \$355/MO, \$1,065/QTR

Contact Deschutes County for the current taxable assessed value for vacant land (County Tax Area 1-066), or for taxable assessed value for improved land (County Tax Area 1-068).

Utility Service providers: • Sunriver Water, LLC • Sunriver Environmental • Cascade Natural Gas • Midstate Electric Cooperative • Bend Broadband (TV/Internet) • CenturyLink (Telephone)

CALDERA SPRINGS:

ASSOCIATION DUES: A gated community on 400 acres with 365 single family & vacation homes
Caldera Springs Owners' Association (541) 593-4852-
\$254/MO, \$762/QTR
Transfer fee: \$735
Caldera Springs Cabin Association: \$1,437/QTR

Tax rate for Caldera Springs for the 2018/2019 Tax Year is \$12.07 per thousand of taxable assessed value for vacant land (County Tax Area 1-097), and \$14.49 per thousand of taxable assessed value for improved land (County Tax Area 1-098).

Utility Service providers: • Sunriver Water, LLC • Sunriver Environmental • Cascade Natural Gas • Midstate Electric Cooperative • Bend Broadband (TV/Internet) • CenturyLink (Telephone)

DESCHUTES RIVER RECREATION HOMESITES:

HOA TREASURE: Allan Hammerman.....541-480-4442
HOA MAINT. FEES Owners in Unit 9 are a corporation, Member fees are \$20.00 per lot, per year. There are 698 lots in Unit 9 & they own the Owners Park & Boat Launch Ramp located at corner of Island Loop Way & Solar/Milky Way. Units 1, 2, 3, 4 & 5 are not formally organized. Membership in the neighborhood social club that meets in the neighborhood center is voluntary \$15.00/ single, \$30.00/ family per year and is separate from the Homeowners Association. A helicopter pad is also located here. There are 2 boat launch ramps off of Lunar not owned by anyone.

16-17 TAX RATE PER 1,000: 1073; \$14.40 – 1074; \$16.81 Approximate (Depends on Tax Map Lot Location)

FALL RIVER ESTATES:

CONTACTS: Keli Brinkman.....503-428-8032
HOA DUES: \$100/YR
16-17 TAX RATE PER 1,000: 1089; \$13.09-1090; \$15.50 For information call County Tax Office.....541-388-6540
SPECIAL ROAD DIST: Fall River Dist. (Out of Tax Base)

LAZY RIVER, LAZY RIVER SOUTH, LAZY RIVER WEST:

NO HOA
SPECIAL ROAD DIST: Special Road Dist. (Out of Tax Base)
16-17 TAX RATE PER 1,000: 1083; \$13.90 – 1084; \$16.31 For information call County Tax Office.....541-388-6540

OREGON WATER WONDERLAND, UNIT ONE:

MANAGEMENT COMPANY: Dean Drabin... <http://oww1.com> contact@oww1.com541-593-2745
HOA DUES: \$75/YR per lot includes road maintenance & plowing, due 7/1
16-17 TAX RATE PER 1,000 1020; \$14.15 For information call County Tax Office 541-388-6540
WATER DISTRICT: Office: 17153 Crane Drive.....541-593-2902
WATER HOOK-UP: \$3,000 (2017) \$500- \$600 Required Backflow Installation
USER: \$21.00/MO (up to 12,000 gal) plus \$55 per year capital assessment on taxes,
Over usage (over 12,000 gal) \$1.85/thousand. (2017)

OREGON WATER WONDERLAND, UNIT TWO:

FIELDSTONE MANAGEMENT: Dwayne ... <http://www.oww2sd.com/>...office@oww2sd.com...541-771-9101
HOA ASSESSMENT: \$275/YR per lot, includes road maintenance & plowing
16-17 TAX RATE PER 1,000: 1020; \$14.15 For information call County Tax Office 541-388-6540
OFFICE: 17491 Killdeer, Tues. & Thurs. 9AM-11AM.....541-593-6345
WATER DISTRICT: 17153 Crane Dr.....541-593-2902
WATER HOOK-UP: \$3,000 (2017) \$500-\$600 Backflow Installation Required
USER: \$21.00/MO (up to 12,000 gal) plus \$55 per year capital assessment on taxes.
Over usage (over 12,000 gal) \$1.85/thousand. (2017)
SANITARY DISTRICT: 55841 Swan Rd.541-593-3124
CONNECTION FEE: Prices vary call or refer to website: www.oww2sd.com (1 April 2017 \$9,453)
REGULAR USER: \$64/MO (2017)

PONDEROSA PINES:

OWNERS ASSOCIATION Cheryl Riddle 541-536-1336
DUES: \$330.00/YR with special assessment; Call for more information
WATER DUES: \$324.00/YR for permanent resident; Call for more information
PONDEROSA PINES WATER: Office.....541-536-9125 (voice mail).....EMERGENCY.....541-420-9873 (person)
Bill Peachey, Manager.....951-306-9548 cell
16-17 TAX RATE PER 1,000 1103: \$13.16, 1104: \$15.57

RIVER FOREST ACRES:

NO HOA
ROAD MAINTENANCE: Special Road District (out of Tax Base)
16-17 TAX RATE PER 1,000 1038: \$13.96, 1039: \$16.37

RIVER MEADOWS:

HOA MANAGER Dave Wayland.....541-280-7472 (cell)
 HOA DUES: \$285/QTR, includes road & bike path, pool & spa maintenance, tennis courts, marina, & sewer fee. A \$25 key deposit is required for pool & spa access.
 16-17 TAX RATE PER 1,000 1068; \$14.51 For information call County Tax Office 541-388-6540
 IMPROVEMENT DISTRICT: RIVER MEADOWS, WATER SERVICES
 OFFICE: 541-593-1666
 HOOK UP FEE: \$10,000 System Development Charge, \$1,500 construction deposit
 Includes Architectural Control Committee; Construction Approval & Final/Completion Fee
 Water billed by Deschutes County on Tax Bill:
 Improved property: \$300/YR
 Vacant lot: \$129/yr
 RV Storage: 13x40 = \$300/YR (if available)

VANDEVERT ACRES:

16-17 TAX RATE PER 1,000 \$13.72 Tax code 1069 H-L For information call County Tax Office..541-388-6540
 ROAD MAINTENANCE: Special Road District (out of Tax Base)

VANDEVERT RANCH:

Private Gated Community on 400 acres with 22 home sites (2-3 acres each)
 BOOKKEEPER: Karen Tulare541-815-2394 karen.tulare@gmail.com
 ASSOCIATION DUES: \$3,800/QTR
 16-17 TAX RATE PER 1,000 \$14.51 Tax code 1068 For information call County Tax Office.....541-388-6540

WILD RIVER:

HOA SECRETARY: Laurie Coerner.....541-536-0254
 HOA DUES: \$250/YR if paid by March 31, beginning April 1- \$500/yr.
 WATER: Avion Water Co.....541-382-5342
 Avion Well Stub 1" water pipe to property line/meter.

HOOK-UP FEE: Deposit \$500.00
 \$25.97/MO for 5/8 by 3/4"; \$49.12 for 1"; + \$0.94/100 Cubic Feet,
 May vary per lot, call for details.
 LOCKING MAILBOXES: Locking mailbox comes with each property in Wild River.
 COMMUNITY WIFI: Yellow Knife Wireless.....541-385-0111
 Private pay - \$99 or \$149 install, \$49.95/MO

UTILITY INFORMATION

TV CABLE:

BENDBROADBAND Starting at \$49.99/mo Cable TV.....541-593-1296
 \$34.99/MO Internet

CRESTVIEW CABLE1-800-285-2330
 Call of information

ELECTRIC:

MIDSTATE ELECTRIC541-536-2126
 HOOK-UP FEE: \$.0662/KWH plus \$27/month
 POWER TO SITE: Call for information
 For RV sites call Midstate Engineering Department for estimate 541-536-7270.

TELEPHONE:

CENTURY LINK Call for information.....800-244-1111

BENDBROADBAND See above under TV/Cable

GARBAGE:

WILDERNESS GARBAGE & RECYCLING.....541-536-1194

NATURAL GAS:

CASCADE NATURAL GAS800-522-1130