

# Frequently Asked Questions

## **1. What is the structure and organization of the Skookum Rendezvous RV Resort and is it financially solvent?**

*Skookum Rendezvous RV Resort is a condominium. Lot owners are members of the Skookum Rendezvous Owners Association, granting shared ownership and use of Resort common properties. The Association is incorporated as a nonprofit corporation and managed by an elected Board of Directors. A budget is established annually and approved by the members of the association. The budget provides for sufficient working capital to operate the Resort as well as reserves for future replacement costs.*

## **2. What are the annual association dues?**

*The annual association dues for the 2018 fiscal year are \$850 per lot. This is used to pay for expenses such as liability insurance, common area maintenance, landscaping, and utilities as well as replacement reserves.*

## **3. What are the typical costs of owning a lot including dues, taxes, utilities, etc.?**

*Cost of power as well as property taxes rates are among the lowest in the nation. Typical electric costs are \$29/month base rate plus 4.6 cents/kh. The property tax rate for the 2017-2018 tax year was less than 1% of assessed value. Water and sewer service is provided by a non-profit public utility with a very reasonable monthly fixed cost of \$50 for an unoccupied lot and \$66 for an occupied lot.*

## **4. What is the typical profile of current lot owners?**

*Typical lot owners choose Skookum for a variety of reasons. Some-being retired individuals who enjoy participating in resort and local activities as well as volunteering within the community. Many lot owners spend the summer months at the resort while travelling south for the winter. Others are close to retirement, still working in the Spokane area and enjoy the resort as a convenient weekend get-away.*

## **5. Is the Resort “Child Friendly”?**

*While children are always welcome, any child under the age of 12 must be accompanied by an adult at all times. Children under the age of 18 must be accompanied by an adult while in the pool area. The sauna, exercise room and pool table may be used by children 16 and older however any child under the age of 18 must be accompanied by an adult.*

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## **6. How do I find out what lots are available for purchase?**

*A list of developed lots for sale can be found on the Skookum Rendezvous website under the "Resale Lots" link in the top right corner of the homepage.*

## **7. If I own a lot, can I rent my lot to someone else?**

*A lot owner is permitted to lease their lot. Any rent charged is between the lot owner and tenant. Pend Oreille County Ordinances and the Skookum Rendezvous Rules and Regulations, prohibit vacation rentals for less than a 30 day period. Prior to initial occupancy of any lot, the office must be notified by the owner or the owner's agent of the name, contact information and duration of rental contract of any Tenant. A picture of the tenant's RV must also be provided and approved prior to occupancy. This information should be submitted using the Guest/Tenant Registration Form which is available at the office. The lot owner is responsible to ensure their tenants abide by all the rules and regulations of the resort.*

## **8. Are there lots I can rent while I decide about buying a lot?**

*A list of developed lots for rent can be found on the Skookum Rendezvous website under the "Resale Lots" link in the top left corner of the homepage. The lots for rent are included within the resales listings. The Resort is currently offering a complimentary three night stay. Space is limited so book in advance.*

## **9. If I visit the resort, are there rules and regulations I must know about?**

*Yes, the rules and regulations are available in the office. Owners must register overnight guests and their vehicles with the office upon arrival at the Resort. If guests arrive after 3 pm, guests must register the following day after 10am. Owners are responsible for making sure their guests comply with the rules and regulations of the Resort.*

## **10. What are the GPS coordinates for the resort?**

*The address of the Resort is 1432 Lenora Drive, Usk, WA.  
The GPS coordinates are Latitude 48.284121/Longitude -117.249051*

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## **11. What cell phone and Internet services are available at the resort?**

*Cellular service is enjoyed throughout the resort. Complimentary wired or WiFi internet are available in the Lodge. Wifi service is also available for a fee through a local provider.*

## **12. What opportunities are in the area for recreational and sightseeing activities?**

*There are many recreational activities to enjoy during all seasons including fishing, boating, golfing, bicycling, hiking and skiing. There are numerous websites which provide information on recreational and sightseeing activities such as [www.porta-us.com](http://www.porta-us.com) [www.selkirkloop.org](http://www.selkirkloop.org) and [www.greenbluffgrowers.com](http://www.greenbluffgrowers.com) to name a few.*

## **13. Are there restrictions about the type, size, or age of RV's allowed in the resort?**

*All RVs must be new and/or in a well-maintained condition. Any RV must be approved by the Board of Directors before being placed on a lot by an owner or a guest. A lot may contain no more than one RV. Pick-up campers and Class B RVs are typically not allowed but may be used on a limited basis.*

## **14. How do I purchase a site? Is there a real estate agent on site?**

*Site specific contact information is included in the Resale Lot list provided on the website. You should contact the lot owner or their representative directly. There is not a real estate agent on site however the Resort Manager is always willing to assist with navigating the area.*

## **15. How can I find out about any rules, CC&Rs or other restrictions prior to purchasing a lot?**

*A complete set of Rules and Regulations along with CC&Rs and By-Laws of the Association are located in the office and are available for review by any interested party.*