

May 27, 2026

To all WA Land Yacht Harbor Lessees:

All lessees will receive their 2026-2027 invoice the week of June 22, 2026. This invoice will include two line items: the annual housekeeping fee and a one-time capital assessment fee for repaving of the cul-de-sac at the end of Perimeter Road. You will be able to pay for both housekeeping as well as the capital assessment with a single payment.

- Annual Housekeeping Fees (per lease) for 2026-27: \$2,463.11
- Annual Capital Assessment (per lease) for 2026-27: \$144.63

- Full year - \$2,607.73
- Half year (July and January) - \$1,303.87
- Monthly - \$217.31

The following options are available for payment:

1. You can pay online via credit or debit card, or electronic payment using the [VIS Group Portal](#). If this is your first time logging in, please use your **9 digit** account number, which you can find on a statement or letter received from VIS Group, in order to create your new homeowner's account. Once logged in, click on the yellow button "*Make a Payment*" on the left hand side. The Portal uses a third party vendor for payment processing, and they charge a fee for this convenience.
2. You can enroll in the **ACH program** to set up automatic payments of your invoice. Payments will be taken out on the first of each month free of charge. Upon lessee request, ACH withdrawals can be taken out on other dates each month for an additional service charge. ACH withdrawal amounts are adjusted automatically based on the approved budget every year. You can sign up for ACH online via the [VIS Group Portal](#) (*see item 1 above for more details*). Alternatively, you may enroll in the VIS Group ACH program by contacting their customer support at 800-537-9619.
3. While VIS Group is a 100% local company, their bank payment processing center is located in San Francisco, CA. You can mail a check or money order to this processing center at: **PO BOX 7218, SAN FRANCISCO CA 94120-7218**. It should be made out to WA Land Yacht Harbor, not to VIS Group, Inc.
4. You can pay by check or money order at the VIS Group office at **8617 Martin Way East, Lacey WA 98516**. It should be made out to WA Land Yacht Harbor, not to VIS Group, Inc.

If you are currently using ACH withdrawals and there are no changes to your account information, you do not need to do anything. The same account information will be used with the new invoice amount beginning in July.

Any invoice payment will be considered late if received after July 31, 2026 and will incur a \$100 late fee.

In addition to a letter from the WLYH Board of Directors President, Kim Robitaille, we are attaching a copy of the 2026-2027 operating budget that was approved by the WLYH Board of Directors and the Washington Airstream Club Board of Trustees. We will be holding a Town Hall meeting to present the budget and answer any questions you have on May 30, 2026 at 9:30 AM in Harmony Hall and on Zoom.

If you have any questions regarding your invoice, please feel free to contact VIS Group at info@vismanagement.com or call 800-537-9619. You can also contact the WLYH Board of Directors at directors@wlyhpark.com.

Letter from the WA Land Yacht Harbor Board President

It's been another exciting year for the Washington Land Yacht Harbor (WLYH). The Board of Directors completed many projects that will make the WLYH a great place to live and visit for years to come.

This year, we hired a management company, VIS Group, Inc., located in Lacey, Washington, to take on some of the WLYH administrative tasks, including lessee billing, rule compliance, accounts payable, and payroll. While it took us a few extra months to make the transition, we believe that this partnership will help current and future boards operate more efficiently. We are also lucky to have two amazing employees at the WLYH, our Operations Manager, Andrew Erwin and our Maintenance Staff, Ken Scrivner. This year, we are looking to add some part-time help to assist with the workload during our busy season.

In August 2025, we completed the long awaited upgrade of the water line on the A/B loop, which was completed with minimal disruption to lessees. This year we also made giant steps on improvements to Harmony Hall and the Terraport, using feedback from last year's club member survey to prioritize our investments. In October 2025, we unveiled the revamped North Terraport with new water, sewer, electrical, and paving. Landscaping improvements were completed in January 2026. Further improvements continued in February 2026 when we installed a new laundry room in Harmony Hall with washer and dryer units for our Terraport guests. For spring 2026, we are in the process of completing two new outdoor pavilions and improvements to the Terraport Park. We are looking to showcase all of these improvements to Airstream Club members from around the country at the Potlatch Rally in late July.

In July, we will welcome 2 new members to the WLYH Board of Directors, Dru Jordan and Loren VandenBerghe. In addition, Michael Maynard and Brian Welcker will be returning to the Board for new terms. I am looking forward to their contributions and enthusiasm.

Looking ahead, we will continue to make improvements to our facilities in the upcoming year based on member and guest feedback. We will be taking on some road improvements including the resurfacing of the Perimeter cul-de-sac as well as a new pump for the well in the dry storage area. We are also investigating the addition of a new covered Airstream storage area with electricity. We welcome your feedback on these improvements.

Thanks for being a part of the WLYH!

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Robitaille". The signature is fluid and cursive, with the first name "Kim" being more prominent.

Kim Robitaille
President, WLYH BOD

WLYH 2026 / 2027 Budget

CATEGORY	FY27 BUDGET
Income	
4105 WBCCI Lease	\$13,896
4110 Daily Rental Member	\$10,316
4113 Weekly Rental Member	\$3,638
4115 Monthly Rental Member	\$62,542
4125 RV/Boat Storage Member	\$26,554
4130 RV/Boat Storage Electricity Member	\$15,537
4140 Hall Rentals Member	\$3,168
4210 Daily Rental Non-Member	\$6,463
4217 RV/Boat Storage Non-Member	\$53,293
4220 Dump / Wash Fee	\$383
4305 Housekeeping Fees	\$467,990
4306 Capital Improvement Fees	\$27,479
4323 Laundry Room Income	\$100
4314 Equipment Rental Fee	\$475
4320 Gate Remote Control	\$549
4322 Store Items	\$50
4324 Lease Service Fee	\$22,344
4325 Lease Transfer Fee	\$5,320
4326 Terminated Lease Storage Fee	\$11,850
4350 Miscellaneous Income	\$372
4915 CD/Money Market Interest	\$39,742
Total Income	\$772,061
Transfer from Reserves	\$45,000
Total Resources	\$817,061
Expenses	
5105 Wages	\$157,767
5120 Association Management Fees	\$54,549
5205 Legal Services	\$5,299
5207 Bookkeeping Service	\$20,279
5210 Financial Services	\$4,627
5214 Reserve Study Expense	\$1,440
5215 Marketing / Outreach	\$2,350
5220 Advertising	\$1,390
5225 Water System Services	\$8,301
5300 Gate Remote Control Expense	\$300

5305 Office Supplies	\$1,911
5310 Postage and Delivery	\$135
5315 Kitchen Supplies	\$763
5320 Small Tools and Equipment	\$1,498
5330 Janitorial Supplies	\$1,299
5405 Subscriptions & Dues	\$265
5415 Technology	\$15,153
5420 Communications	\$14,836
5505 Garbage	\$8,415
5510 Electricity	\$38,281
5515 Natural Gas	\$4,799
5605 R&M Water System	\$7,058
5610 R&M Roads	\$10,591
5615 R&M Gate	\$5,130
5620 R&M Equipment & Furnishing	\$11,757
5625 R&M Buildings	\$8,239
5631 R&M Septic	\$6,201
5632 R&M Electric	\$392
5635 Landscaping and Groundskeeping	\$10,655
5650 Harmony Hall Purchases	\$18,000
5705 Printing & Reproduction	\$1,301
5720 Security Services	\$1,501
5905 Fuel	\$123
6005 Insurance Expense	\$50,288
6010 Licenses, Fees & Permits	\$97
6105 Fire Control	\$2,068
6310 Capital Improvement Expense	\$27,479
6320 Reserve Expense	\$45,000
6405 B&O Sales Tax	\$12,713
6410 Personal Property Taxes	\$418
6415 Real Property Taxes	\$94,351
6420 IRS Income Taxes	\$52,043
6500 Miscellaneous Expense	\$726
6510 Bank Service Charges	\$916
6511 Merchant Fees	\$6,363
6514 PayPal Fees	\$116
Total Expenses	\$717,182

Budgeted Non-Member Usage Income	\$60,138
Budgeted Non-Member Total Income	\$99,880
Budgeted Total Gross Income	\$772,061
% of Non-Member Usage Income (<15%)	7.79%
% of Non-Member Total income (<35%)	12.94%
Annual Housekeeping Fees	\$467,990
Annual Capital Improvement Fees	\$27,479
Total Invoiced Amount	\$495,469
Number of Lessees	190
Annual Invoice per Lessee	\$2,607.73
Monthly Invoice per Lessee	\$217.31
Estimated Starting Reserves	\$781,430
Expected Changes in Reserves	\$54,880
End of Year Reserves	\$853,789
Fully Funded Reserves	\$1,200,751
% Reserves Funded	70%

Approved by WLYH BOD 2026-04-14

Approved by WAC BOT 2026-04-21