

**SCHEDULE OF 2025 FEES**  
**WEST ALMANOR COMMUNITY CLUB**  
**177 LAKE ALMANOR WEST DRIVE**  
**P.O. Box 1040, Chester, CA 96020**      **530-259-4646**  
**wacc@citlink.net**      **lakelamanorwest.org**

Homeowners Association Annual Assessment	\$1,355.00
Transfer of Ownership Fee	\$ 275.00
Payable to The Hignell Companies	
Boat Ramp Access Card – first one	Free
Boat Ramp Access Card – replacement card	\$ 250.00
Boat Ramp Access Card – upon sale of property	\$ 50.00
For non-returned card	
Common Area Use Sticker	No Fee
Must display in vehicle dash while in all common areas	
HOA Binder for Prospective Buyers	\$ 150.00
Real Estate “For Sale” Signs w/stake	\$ 30.00
Tenant Rental Packet (Policy 25)	\$ 100.00
Architectural Review Fee- New Residence (Policy 60)	\$ 500.00
Architectural Review Fee-Addition, Garage, etc.	\$ 250.00
Architectural Review Fee – Minor Improvements	\$ 125.00
Architectural Review -Tree Removal	No Fee
LAWCC Auxiliary Voluntary Dues	\$ 20.00
Waste Management Can Pick up Tag	\$ 20.00

West Almanor Mutual Water Co. contact info  
@ 530-322-7040