

Shana Park HOA Board Update: WUCIOA Compliance Timeline

More information can be found on the
Shana Park Website – www.shanapark.org

For Shana Park Homeowners

WUCIOA is Washington's updated law for common-interest communities, including many homeowner associations, and compliance is required by January 2028. Because of that requirement, the Shana Park Board is reviewing and restating the Association's Covenants, Conditions, and Restrictions, commonly called the CCRs, and updating the Bylaws and Rules & Regulations where WUCIOA applies to Shana Park and is allowed under Washington law. The project will bring older covenant documents together into one clearer CCR document, modernize Association procedures, and reduce confusion for homeowners, buyers, lenders, title companies, and future boards.

This update is not intended to create a more intrusive HOA. The Board intends to make the governing documents clearer, more consistent, and easier for homeowners and future boards to follow while relying on Thurston County Code where governmental rules already apply.

The Board's priorities are to preserve recorded rights such as plats and easements, protect Common Areas, improve owner notice and due-process protections, and make procedures for budgets, records, meetings, enforcement, rules, and amendments more current and easier to follow.

Before homeowners are asked to review and approve final documents, the Board must first complete the reserve study and legal review required for the Association's WUCIOA compliance work. The Board expects to share a progress report with the annual dues statement, provide a brief project update at the annual homeowner meeting, hold WUCIOA homeowner information meetings and Q&A sessions, and conduct an approval vote on the CCRs, Bylaws, and Rules & Regulations before any approved CCRs are notarized, filed, and become active.

Anticipated WUCIOA Compliance Project Timeline

Sept–Oct 2026	Oct–Nov 2026	Nov–Dec 2026	Late Dec 2026
Reserve study	Legal review	Document revisions	Progress report with dues statement
Early Feb 2027	Apr–May 2027	Jun–Aug 2027	Sept 2027
Annual meeting; brief project update	WUCIOA homeowner Q&A meetings	Approval vote on CCRs, Bylaws & Rules & Regulations	CCRs filed; new CCRs active