

Utility Account

From joweng1@aol.com <joweng1@aol.com>

Date Thu 6/11/2026 10:57 AM

To Info <info@ci.stevenson.wa.us>

Some people who received this message don't often get email from joweng1@aol.com. [Learn why this is important](#)

Good morning/afternoon,

My name is James Gray. In April, 2026 I purchased a house, 403 Roselawn Ave. Stevenson, Washington. I recently received a outstanding water bill in the amount of \$926.17. I don't think I should be held liable for this bill for the following reasons:

1. A person named Austin Nash incurred this bill over a year ago.
2. There was another owner since then. Pinecone Property's.
3. I purchased the property from Pinecone Property's free and clear.
4. The title company did not find a lien against the property.
5. It simply is not my bill to pay.

Thank You for your consideration

James Gray



City of Stevenson

Phone (509)427-5970
FAX (509) 427-8202

7121 E Loop Road, PO Box 371
Stevenson, Washington 98648

Re: Recommendation for Utility Bill Forgiveness – Account #25942, 403 NW Roselawn

Dear Mayor and Members of the Stevenson City Council,

I am writing to respectfully recommend forgiveness of the outstanding utility charges associated with Account #25942 for the property located at 403 NW Roselawn, owned by James and Valerie Gray.

Based on information presented regarding this account, the unpaid utility balance originated from a tenant who occupied the property under a previous owner. Since that time, the property has been sold twice, and James and Valerie Gray were unaware of the outstanding balance when they purchased the home.

While I understand that Washington law and applicable RCW provisions allow utility charges to remain attached to the property, the circumstances in this case warrant special consideration. The Grays neither incurred nor benefited from the debt, and they had no reasonable opportunity to address the matter during their purchase because the obligation was not known to them at the time of acquisition.

The purpose of attaching utility charges to property is to protect the City's ability to recover legitimate costs. However, in this instance, enforcing collection against owners who were not responsible for creating the debt and who acquired the property in good faith appears inequitable. The debt originated with a tenant under prior ownership, and the current owners had no involvement in the circumstances that led to the delinquency.

Granting forgiveness would recognize the unique facts of this case while demonstrating fairness to property owners who have acted responsibly and in good faith. Such action would not diminish the City's commitment to fiscal responsibility but would acknowledge that the burden of this historical debt has fallen upon individuals who had no knowledge of its existence when they purchased the property.

For these reasons, I respectfully recommend that the Stevenson City Council approve forgiveness of the outstanding utility balance associated with Account #25942 and provide relief to James and Valerie Gray.

Thank you for your consideration of this recommendation and for your continued service to the citizens of Stevenson.

Respectfully submitted,

Kaitlyn Conrath
Utilities Clerk



Davin Cox sold properties

From Deanna Syron <deanna@ci.stevenson.wa.us>

Date Mon 6/23/2025 10:47 AM

To Kaitlyn Conrath <kaitlyn@ci.stevenson.wa.us>

Hi Kaitlyn,

Davin called to report he has sold 47 Russel (#25521) and 403 Roselawn (#25749). Closing dates were both on the 18th, but he said today is fine for the end date on the bills. Only new owner details are the people who own Carson Golf Course purchased 47 Russel, and a guy named Cole Blackburn purchased 403 Roselawn.

Passing this to you for final bill prorations and such :)

thanks!

Deanna Syron
Interim Clerk/Treasurer
(509)427-5970
deanna@ci.stevenson.wa.us

Re: 403 NW Roselawn Street Stevenson, WA 98648

From Kaitlyn Conrath <kaitlyn@ci.stevenson.wa.us>
Date Mon 4/13/2026 9:12 AM
To Jillian Butler <jillianleeb@gmail.com>; Info <info@ci.stevenson.wa.us>
Cc PineCone Properties <support@pineconepropertiesnw.com>

Good Morning,

I will work on this today. Congratulation on selling the house. Please let me know if you have any questions.

Sincerely,

Kaitlyn Conrath | **Utilities Clerk**



(509) 427-5970 | ext. 201
7121 E. Loop Road | PO Box 371
Stevenson, WA 98648-0371
ci.stevenson.wa.us

From: Jillian Butler <jillianleeb@gmail.com>
Sent: Sunday, April 12, 2026 11:23 AM
To: Info <info@ci.stevenson.wa.us>
Cc: PineCone Properties <support@pineconepropertiesnw.com>
Subject: 403 NW Roselawn Street Stevenson, WA 98648

Some people who received this message don't often get email from jillianleeb@gmail.com. [Learn why this is important](#)

Hello,

Pinecone Properties sold 403 Roselawn St Stevenson, WA on 4/9/26. Can you please close our account as of that day? Attached is the settlement statement from the title company.

Thanks,

Pinecone Properties PNW Inc