

COLLECTION METHOD FOR DELINQUENT ACCOUNTS

For the vast majority of homeowners who pay each and every month on time, we are exceedingly grateful. This allows the Association to operate efficiently and pay our bills on time.

For those of you who are frequently late the following is the process used for collections, which has Board approval as well as the Association's Attorney.

- 1. On or about the 20th of the first month you are late you will receive a letter with the amount you owe. This will include a \$25.00 surcharge.**
- 2. If this elicits no response, on or about the 3rd of the next month, we send another letter showing all charges due with the appropriate surcharges and interest added on plus the new months condo fee due.**
- 3. Again, if all efforts are ignored on the 16th of the second month overdue, you receive a letter stating "This is the last communication you will receive from us. On the 5th of the next month (3rd month) your account will be turned over to our Attorney for collection unless all fees are paid".**

Consequently it is about 60 days before an account is turned over for collection.

All homeowners should be aware that if they are having a difficult time paying their condo fee due to serious illness, unemployment, etc., we will try to work out a payment schedule with them.