

Valley Green 1 and 2 HOA Dues Delinquency Process

With regard to the dues, delinquency fees, and schedule for legal action, the Valley Green 1 and 2 HOA board has decided that if a homeowner's dues are:

- ❑ **not paid within 45 days of the due date**, a letter will be sent to the homeowner and a **\$10 late fee** will be charged to the account.
- ❑ **not paid within 90 days**, a 2nd letter will be sent with **another \$10 late fee**.
- ❑ **not paid within 45 days after second billing** (6 months + 45 days after first unpaid dues billing), a 3rd letter will be sent with **another \$10 late fee**.
- ❑ **not paid within 90 days after second billing** (6 months + 90 days after first unpaid dues billing) the Homeowners Association will be forced to take legal action. This means **a lien will be placed on the property**. To clear this lien, the homeowner will have to pay all back dues, late fees, legal fees, and any costs to remove the lien from the property.