# **Yorkshire Place Annual Dues Collection Policies**

**As of May 1, 2020**

Dear Neighbors,

The Board would like to thank all of the homeowners who have submitted their homeowner dues. As volunteers, we have many other responsibilities and have been spending a lot of our time preparing and sending out invoices and then having to reinvoice all of the homeowners that do not pay on time. We are still trying to collect outstanding dues from previous years.

“All residents must pay this amount for the preservation and enhancement of the property values and amenities in the Subdivision and for the maintenance of the Common Areas owned by the subdivision. This requirement is incorporated by reference in all Deeds of conveyance and contracts for the sale of said lots and shall run with the land and be binding upon all grantees of individual lots.”

To improve the process, we reviewed what other Novi HOA’s are doing to collect the dues on time. Based on that investigation, we have implementing the following polices.

* The 2020 annual Homeowners Association dues amount is $92.00. As previously indicated on the 2020 invoice, a Past Due Amount of $5.00 per month will be added if not paid by the due date of April 30, 2020.
* If homeowners still do not pay their dues, we will need to file lien(s) with Oakland County on any property that has Homeowners Association dues over 60 days in arrears. A registered letter will be mailed September 1 indicating a lien will be filed on October 1.
  + Any and all filing fees, dues and late fees for dues, and expenses associated with filing the lien regarding these past due Homeowners Association dues will be added to the total amount of the filed lien.
  + The Board established that for each one-year period the Homeowners Association dues continue to be in arrears, an additional $50 will be assessed and can be added to the lien.
  + When a lien is placed on a property, mortgage refinancing and home selling will be delayed.
  + A Late Fee of $25 will be assessed on any resident that does not remit their 2021 annual Homeowners Association Dues by the due date of March 31, 2021.
* A Late Fee of $25 will be assessed on any property that does not remit their 2021 annual Homeowners Association Dues by the due date of March 31, 2021.
* If homeowners do not agree with the outstanding invoice amount or do not understand the requirements, please contact the board.