

Fairways at Lakeside Community Association, Inc.

New Late-Payment Fee

Dear Homeowner,

The Board hereby informs all homeowners of a new **\$10/month late-payment fee**, approved at the February 17, 2010 meeting of the Board of Directors of the Fairways at Lakeside Community Association. The fee will apply to **all overdue balances** owed to the Association.

Each year, some homeowners fail to pay their annual fees on time. Notification by the Board Officers that their payments are late is sufficient to get most to pay soon after the deadline. However, other homeowners are more persistent in failing to pay, despite repeated written and telephone late-payment notices by the Board Officers. This is unfair to the homeowners who timely pay, and a substantial burden to the uncompensated Officers and Directors of the Board, who must manage the situation, including spending their own time repeatedly notifying late-payers, tracking late-payments and non-payments, and preparing and filing legal paperwork.

To improve this situation, on February 17, 2010 the Board approved a \$10 per month late-payment fee. This will become effective May 1, 2010 at 12:01 AM. For each payment owed by a homeowner to the Fairways Association, a \$10 fee will be added to the balance owed for each month, or part thereof, that the balance is overdue. **This late-payment fee applies to every payment balance overdue, including, but not limited to, payment for the annual fee, special assessments, and fines. The \$10/month fee will continue to accrue until the overdue balance is paid in full, including payment of the \$10/month fee itself.** Where a homeowner owes overdue balances on separate payments, for example the annual fee and a special assessment, a separate \$10/month fee will apply to each overdue balance. The \$10/month fee will apply regardless of whether the homeowner has yet received an updated overdue-invoice showing the fee. The \$10/month fee will apply to, and continue to accrue against, a homeowner regardless of whether a lien is filed or released relating to the debt.

For homeowners who already have overdue balances when the late-payment fee becomes effective May 1, the \$10/month fee will begin accruing on May 1. The \$10/month fee will not apply for months prior to May 1, 2010.

The Board regrets the necessity to implement this fee. However, we feel it is necessary, to encourage homeowners to pay their obligations in a timely manner, and to reduce the burden on the Board Officers of dealing with late-payers. The Officers and Directors of the Board may, in their discretion, choose to waive the late-payment fee where there are extenuating circumstances.

Martin Kaplan, President
Fairways at Lakeside Homeowners Association, Inc.