



Association Recovery Services

**9680 W. Flamingo Rd., Ste. 127
Las Vegas, NV 89147
(702) 405-9306 Fax (702) 485-3421
www.arsnv.com**

MISSION STATEMENT

ARS recognizes the complexities and challenges of associations in collecting HOA assessments. ARS is uniquely qualified to serve as a collection agent to ensure the most effective, efficient and service-oriented collection process in the industry.

Our mission is to adhere to the highest standards and principles for our clients to successfully collect assessments while being ever vigilant in protecting the association and minimizing risk inherent in the collection process.

WHO WE ARE AND WHAT WE DO

Association Recovery Services is a licensed Nevada collection agency specializing in HOA collection & non-judicial foreclosure services.

Our management includes two licensed Nevada attorneys, Edward Boyack & Patrick Orme, with 25 years of combined HOA legal experience and collection manager, Amanda Lower, with over a decade of collection experience.

Our services cover the entire state of Nevada from Las Vegas to Reno.

If you are looking for professional and efficient collections for your HOA's assessments, you have found the right place. We provide prompt, professional and reliable collections.

ARS is the perfect company to serve your HOA collections needs.

HOA NON-JUDICIAL FORECLOSURE TIMELINE

FILE SUBMISSION AND ASSOCIATION AUTHORIZATION TO INITIATE FORECLOSURE

New Account is received by ARS, researched and processed into our collection system and confirmed with Management and/or Association.

Approximately 48 hours for processing and research until notice is sent

NOTICE OF INTENT TO LIEN (DEMAND LETTER)

If this initial notice is chosen on the File Submission, a Notice of Intent to Lien is sent to delinquent homeowner warning them of impending Notice of Delinquent Assessment (Lien).

30 day waiting period until Notice of Assessment (Lien) can be filed in accordance with Fair Debt Collection Practices Act (FDCPA) and state law

NOTICE OF DELINQUENT ASSESSMENT (LIEN)

If this initial notice is chosen on the File Submission, a Notice of Delinquent Assessment (Lien) is recorded and sent to the homeowner warning them of impending Notice of Default.

30 Day waiting period until Notice of Default and Election to Sell can be filed in accordance with Nevada Revised Statutes (NRS) 116

NOTICE OF DEFAULT AND ELECTION TO SELL

A Notice of Default and Election to Sell is recorded and sent via regular and certified mail to the property and mailing address(es) as well as to all interested parties in title.

90 day waiting period until Notice of Sale can be filed in accordance with NRS 116

NOTICE OF TRUSTEE SALE

A Notice of Trustee Sale is recorded and sent via regular and certified mail to the property and mailing address(es), if any, as well as to all interested parties in title and the Ombudsman.

Approximately 30 to 90 Days until sale is conducted depending on circumstances such as, but not limited to, sale postponements

PROPERTY SOLD TO 3RD PARTY BIDDER AT SALE

If a 3rd party bidder at sale purchases the property, the total amount owed to Association and for collection fees/costs are paid in full.

Trustee's Deed Upon Sale is recorded in new owner's name within 30 Days

PROPERTY REVERTS TO ASSOCIATION AT SALE

If no bidders are present at sale, the property reverts to the Association.

Trustee's Deed Upon Sale is recorded in the Association's name within 30 Days

TRUSTEE'S DEED UPON SALE IS RECORDED

Deed is recorded in new owner's name and file is closed

THE ARS ADVANTAGE

- Fees Billed to Delinquent Homeowner
- No Hidden Fees
- 50% Disbursement on Payment Plans
- Collection Fees Waived on Cancelled Files *
- Online Status Reports
- Customizable Reports available
- Board Education
- Flexibility
- “Green” Company
- Licensed and Bonded
- Professional

*Fees will be waived on any file cancelled for reasons such as clerical error or board decision.

STARTING A COLLECTION/FORECLOSURE ACCOUNT

All that is needed to open a collection account is a signed collection agreement, the Association's CC&R's, Collection Policy and the delinquent homeowner's account ledger. Please contact us if you have any questions or to meet with one of our experienced representatives.

OUR MANAGERS



EDWARD "TED" BOYACK, ESQ is a licensed Nevada attorney with over 24 years of experience serving the HOA community. Ted has served as general counsel for numerous HOA in Nevada as well as having an extensive and diverse litigation background including litigating many cases involving the HOA collection process.

PATRICK A. ORME, ESQ. has been practicing law since 2000. After practicing law for one year in Tulsa, Oklahoma, he moved to Las Vegas and has been practicing law here for the past 15 years. Patrick is a seasoned litigator, having handled many types of cases over the years, with a recent emphasis on defending Homeowner Associations in foreclosure litigation. He is familiar with the complexities of HOA claims, both at the Nevada Real Estate Division and in court. He has worked diligently to minimize the risk to his HOA clients in these matters, and will do the same for their collection issues.



AMANDA LOWER, CM is a licensed Nevada collection manager with over a decade of experience collecting for Nevada HOA's. She has collected millions of dollars in delinquent assessments while keeping the best interests of the community as her priority. She has worked closely with the Nevada Real Estate Division to find solutions that benefit both the HOA and delinquent owner to get the account resolved as quickly as possible.