



Fairview Pointe Homeowners Association, Inc.
 213 E. Butler Rd, Ste E2
 Mauldin, SC 29662

Annual Dues Invoice

Date	Invoice #
1/1/2021	470

Account #	
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Bill To



Our management company:
 Community Management Partners LLC

Our manager: Simon Kaye
 Email: fairviewpointe@hoapartner.com

Please see over for 2021 Budget.

Description	Amount
2021 ANNUAL DUES \$440	440.00
<div style="border: 1px solid black; padding: 10px;"> <p>Please make checks payable to: FAIRVIEW POINTE HOA and mail payment to: 213 E. Butler Road, Suite E2, Mauldin, SC 29662</p> <p>DUE DATE IS JANUARY 31ST, 2021.</p> <p>Account will be considered overdue if payment is not received in full by 2/14/21.</p> <p>Late payments will be subject to a 10% penalty charge of \$44, interest at the rate of 18% per annum, and a \$25 per month late fee will be added.</p> <p>We accept payment arrangements, please contact us for details.</p> <p>Payments by Credit Card/Debit Card (processed through Paypal) will be subject to additional processing/handling fees of 4%.</p> </div>	
<p>Check out our neighborhood website. Neighborhood forms and online payment options: www.hoapartner.com/fairviewpointe</p>	

Phone #	Fax #	E-mail	Web Site	Total
864-568-5800 x 2	864-568-5802	fairviewpointe@hoapartner.com	www.hoapartner.com/fairviewpointe	\$440.00

Fairview Pointe Homeowners Association, Inc.
Budget Statement 2021

	2021 Budget
INCOME	
Association Dues	
Annual Dues (120 homes \$440)	\$ 52,800.00
Est - Uncollected Dues (3 homes 3%)	(\$1,320)
Late Fees	\$ 828.00
Prior Dues	\$ 3,000.00
Other Income	
Bank Interest Earned	\$ 40.00
Filing Fees - Liens & SJ	\$ 200.00
Foreclosure Admin Fees	\$ 300.00
Foreclosure Attorney Fees	\$ 1,200.00
Homeowner Maintenance	\$ 100.00
Lien/Lien Removal	\$ 1,000.00
Pool Fob	\$ 250.00
Returned Check Fee	\$ 35.00
Summary Judgment Fees	\$ 1,800.00
Transfer Fee	\$ 100.00
Total Income	\$ 60,333.00
EXPENSES	
Administration	
Accounting Fee/Tax Prep	\$ 450.00
Bank Service Charge	\$ 25.00
Board Admin Expense	\$ 100.00
Copies, Envelopes, Labels, Storage	\$ 300.00
Filing Fee - Liens & SJ	\$ 200.00
Foreclosure Admin & Agents Fees	\$ 300.00
Insurance - Liability, Bond, D&O	\$ 2,750.00
Legal - Attorney's Fees	\$ 500.00
Management Fees	\$ 5,040.00
Postage & Billing	\$ 550.00
Reserve Study	\$ -
Returned Check Fee	\$ 50.00
Summary Judgment Fees	\$ 1,800.00
Taxes - Property Common Area	\$ 260.00
Transfer Fee	\$ 250.00
Subtotal	\$ 12,575.00

	2021 Budget
EXPENSES (continued)	
Committees	
Social Committee	\$ 500.00
Subtotal	\$ 500.00
Landscaping/Grounds	
Common Area - Maint & Repairs	\$ 1,000.00
Community & Street Signs	\$ -
Irrigation Maint & Repairs	\$ 500.00
Landscape Contract	\$ 14,400.00
Landscape Enhancements	\$ 1,000.00
Lawns - HO Responsibility	\$ 100.00
Lighting Maint & Repair	\$ 250.00
Mulch	\$ 1,200.00
Pest Control	\$ 100.00
Playground Mulch	\$ 500.00
Tree Removal	\$ 1,000.00
Subtotal	\$ 20,050.00
Pool & Facilities	
Facilities Maintenance & Repairs	\$ 500.00
Facilities Upgrades	\$ 500.00
Furniture	\$ 500.00
Gates, Locks, Fobs, Fence	\$ 150.00
Maintenance Contract	\$ 6,420.00
Permit	\$ 125.00
Repairs & Supplies	\$ 500.00
Subtotal	\$ 8,695.00
Utilities	
Backflow Testing & Repairs	\$ 70.00
Electric - ALL Amenities	\$ 11,100.00
Phone - Pool	\$ 1,200.00
Water - Landscape & Pool	\$ 3,000.00
Subtotal	\$ 15,370.00
Total Expenses	\$ 57,190.00
Net Income (Loss)	\$ 3,143.00
Reserve Contribution	\$ 3,143.00
TOTAL	\$ 60,333.00

FAIRVIEW POINTE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS
2021 COLLECTIONS POLICY

Whereas, the Board of Directors for Fairview Pointe Homeowners Association, Inc. (Association) is charged with the management of the Association per Section 3.04 of the Covenants, and Whereas, it is determined that there should be a consistent procedure for the collection of Annual Association Dues (Dues) from the homeowners (Owners) in Fairview Pointe; be it Resolved, that the following will be adhered to regarding the notification and collection of Association dues;

The annual dues for 2021 are \$440.00 and the due date is **January 31st, 2021**. To avoid paying any of these additional costs, Owners must ensure that their payment for the annual dues is received no later than **Feb 14th, 2021**. Payments received after Feb 15th, 2021 will be subject to interest at the rate of 18% per annum, and a late fee of \$25 per month will be applied. Payments received after February 15th are also subject to a one-time 10% penalty for late dues. If an Owner wishes to make payments, an agreement must be signed and on file with the property management company by February 14th, 2021.

There will be a \$5 monthly convenience fee for monthly payment arrangements, and a \$7.50 quarterly convenience fee for quarterly payments, interest at the rate of 18% (1.5% per month) will be applied to any payment arrangements. There is no additional penalty if you end your payment arrangement and pay the account balance in full early.

LIENS FILED:

- Liens will be filed on **March 1st, 2021** on all delinquent accounts. Payment after this date will not prevent a lien being filed, unless the Owner has signed a payment arrangement (and they are current with payments). If on a payment plan and payment is 30 days late, a lien will be filed on the 31st day without further notification.
- Charge for Liens: \$75 (\$25 county filing fee and \$50 preparation fee) – charged to Owner account.

This fee will be added to the outstanding balance and cannot be waived.

- Lien Removal - \$60 (\$10 county filing fee and \$50 preparation fee) – charged to Owner account. This fee will be added to your account at the same time as the lien fee as it must be included in the outstanding balance to clear the lien and cannot be waived.

SUMMARY JUDGMENT:

- If accounts are not settled by **April 30th, 2021**, or there is not a signed payment arrangement (and payments are not current), the Owner's account will be put in the hands of the Association's attorney and the Association will seek a Summary Judgment from the Magistrate's Court. The following charges will be added to the Owner's account (these fees cannot be waived):
 - Interest at the rate of 18% per annum
 - Magistrate Court fee: \$80, Summary Judgment Processing fee: \$100, Service of Process fee: \$45
Attorney's fee: \$500 - TOTAL: \$725
 - All costs associated with the summary judgment process will be added to the Owner's account.

Interest will continue to accumulate.

FAIRVIEW POINTE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS
2021 COLLECTIONS POLICY

Example of interest/fees schedule for HOA Dues:

Due Date - January 31 - \$440.00

If not paid by February 15 - \$484.00 (\$440+ \$44 late fee)

If not paid by March 1 - \$490.60 (\$484 + \$6.60 interest)

In addition to the \$490.60 you will have \$135.00 lien fee and lien release fee added see below

\$490.60 + \$135.00 (lien fee and lien release fee for failure to pay) = \$625.60 total due 3/1

If not paid by March 31st you will owe \$625.60 + \$25(late fee) = \$650.60 + \$9.76 interest = \$660.36

If not paid by April 1st you will owe \$660.36 + \$25(late fee) = \$685.36 + \$10.28 interest= \$695.64

If not paid by April 30th you will owe \$914.15 (see breakdown below)

\$695.64 balance from the month of April + \$25 (late fee) = \$720.64 + \$180 for summary judgment=
\$900.64 + \$13.51 (interest)

Monthly Payment Example

Annual dues = \$440

Monthly payment = \$36.67 + \$5 (convenience charge) + \$6.60 (1.5% interest) = \$48.27

- Convenience fee and interest only applies per monthly payment. There is no additional fee or future interest if account is paid in full early. For example, resident pays 5 months of agreement totaling \$241.35. Resident then pays off the dues remaining of \$256.65. Total paid for 2021 would be \$498.

Quarterly Payment Example

Annual dues = \$440

Quarterly payment = \$110 + \$7.50 (convenience charge) + \$19.80 (1.5% interest x 3 months) = \$137.30

- Convenience fee and interest only applies per quarterly payment. There is no additional fee or future interest if account is paid in full early. For example, resident pays Q1 payment of \$137.30. dues of \$330 remain and is paid before end of Q2. Total paid is \$467.30.

FAIRVIEW POINTE HOMEOWNERS ASSOCIATION, INC.
RULES AND REGULATIONS
2021 COLLECTIONS POLICY

2021 FEES

Annual Dues	\$440
10% Late Penalty (one time)	\$44
Late Fees Assessed Monthly	\$25
Interest Assessed Monthly	1.5% (18%/12mo)
Lien Fee and Lien Release Fee (one time)	\$135
Summary Judgment (one time)	\$180

FORECLOSURE BY THE ASSOCIATION:

- If the Summary Judgment is not satisfied (or payment arrangements made and not kept up), the Association, in accordance with the Covenants will foreclose the lien/summary judgment on or before **September 30th, 2021**.
- All legal fees associated with this foreclosure, including Foreclosure Administration Fee of \$100 will be added to the Owner's balance. Total legal fees are usually more than \$2000 for the foreclosure action.
- If delinquent balance (including all fees) is not collected prior to the Judgement: The Association goes on the deed to the property.

Owner then becomes a tenant of the Association and is responsible for:

- Timely payment of the mortgage.
- Keeping property in good repair / compliance with covenant restrictions.
- Timely payment of all HOA Dues going forward.

Failure to comply – Association may evict the delinquent or non-compliant “tenant”.

IMPORTANT: If Owner's account is currently more than 1-year delinquent and Owner has not entered into a payment plan (or kept up with payments), the account will be placed in the hands of the Attorney and foreclosure by the Association will commence immediately after **Jan 11th, 2021**. All costs associated with this action will be added to Owner's account. Costs usually run upwards of \$2000. Owners are urged to contact the Board or Management Company immediately to help avoid this situation.

IMPORTANT: If you are experiencing financial difficulties, we urge you to contact the Board or Management Company immediately. We cannot help if we are unaware of any issue that may prevent you from paying your Association dues on time. We are here to help.

- Fees for “bounced” payments is \$37 which will be applied to your account.
- Please remember there is a 4% surcharge for payments by credit/debit card. The fee will be applied to your account and if you do not pay it you may be charged late fees and/or interest.

Fairview Pointe Homeowners Association Inc.

2021 ANNUAL DUES PAYMENT INFORMATION

Annual dues may be paid annually, bi-annually*, quarterly*, or monthly*.

Interest of 18% per annum is charged on all accounts that are not paid in full by January 31st, 2021.

PAYMENTS BY CHECK (Personal Check/Bill Pay) / BANK TRANSFER / MONEY ORDER / CASH (in person only, do not mail cash payments):

	MONTHLY*	QUARTERLY*	ANNUAL
Dues	\$ 36.67	\$ 110.00	\$ 440.00
Interest	\$ 6.60	\$ 14.85	-
Convenience Fee**	\$ 5.00	\$ 7.50	-
PAYMENT AMOUNT	\$ 48.27	\$ 132.35	\$ 440.00
TOTAL PAYABLE	\$ 579.24	\$ 529.40	\$ 440.00
	Option A	Option B	

PAYMENTS BY DEBIT CARD/CREDIT CARD/PAYPAL (Paypal/Visa/Mastercard/Discover/Amex):

	MONTHLY*	QUARTERLY*	ANNUAL
Dues	\$ 36.67	\$ 110.00	\$ 440.00
Interest	\$ 6.60	\$ 14.85	-
Convenience Fee**	\$ 5.00	\$ 7.50	-
Paypal/CC Fee***	\$ 1.93	\$ 5.29	\$ 17.60
PAYMENT AMOUNT	\$ 50.20	\$ 137.64	\$ 457.60
TOTAL PAYABLE	\$ 602.40	\$ 550.56	\$ 457.60
	Option C	Option D	

Payment Due Dates (a payment agreement must be signed if you plan to make payments):

* Monthly: Due by 11th day of each month starting Jan 11th.

* Quarterly: 1st payment: 11th Jan, 2nd payment: 11th Apr, 3rd payment: 11th Jul, 4th payment: 11th Oct

Annually: Due by 11th Jan

** Convenience fee per payment will be applied.

*** We do not accept credit card payment over the phone or in the office. Payments must be made via the Fairview Pointe Online Payment link website www.hoapartner.com/fairviewpointe

Additional Information:

If you plan to make payments, please advise the board and/or management company fairviewpointe@hoapartner.com. A payment agreement **must** be signed and returned.

Paypal payments should be paid directly using the payment button at www.hoapartner.com/fairviewpointe. To pay by bank transfer, please email us at fairviewpointe@hoapartner.com requesting the bank details. Direct deposits must have your name as a memo in order for us to allocate it correctly.



Fairview Pointe Homeowners Association, Inc.

213 E. Butler Road, Suite E2
Mauldin, South Carolina 29662

Tel: 864-568-5800 x 2
Fax: 864-568-5802

Email: fairviewpointe@hoapartner.com

PAYMENT AGREEMENT FOR 2021 ANNUAL DUES

If you are paying in full you do NOT need to complete this form.

THIS PAYMENT AGREEMENT AND MUTUAL RELEASE by and between Fairview Pointe Homeowners Association, Inc., hereinafter referred to as "Association" and _____,

Enter your name

hereinafter referred to as "Homeowner", is entered into on the date of _____, 20____ execution hereof by the last party executing below.

Enter today's date

WHEREAS, Homeowner is the owner of certain real property located at _____

Enter your street address

located within Fairview Pointe subdivision, hereinafter referred to as "Neighborhood" and subject to the provisions of the CCRs for the Association.

WHEREAS, the Declaration obligates all owner of lots within the Neighborhood to pay assessments and other charges levied pursuant to the Declaration, and the Association's Board of Directors has the authority and obligation to collect such sums from members of the Association and the parties hereto desire to settle unpaid assessments and charges due to the Association;

NOW THEREFORE, for and in consideration of the mutual covenants herein, the parties agree as follows:

- _____ 1. As of January 1st, 2021 Homeowner owes the Association the sum of \$440.00 for 2021 annual dues, plus any payment plan fees.
- _____ 2. Homeowner understands and agrees that he/she/they will be responsible for paying all 2021 annual assessment payments in a timely manner. Please check the option required as listed on the 2021 Annual Dues Payment Information sheet: _____ (a) _____ (b) _____ (c) _____ (d).
- _____ 3. If Homeowner fails to make payments as required by this Agreement, the Association shall have the right to immediately declare the Agreement null and void and pursue any and all available legal remedies, including filing legal action, to collect the full balance owed and fees authorized under the Declaration. This agreement does not constitute a waiver of any liens or other rights the Association may have under SC law.
- _____ 4. Any and all payments called for herein are to be made payable to Fairview Pointe HOA and mailed to 213 E. Butler Road, Suite E2, Mauldin, SC 29662, to arrive before the date listed on the 2021 Annual Dues Payment Information sheet for the appropriate payment plan option.

The undersigned hereby execute this Payment Agreement and Release on the data of execution by the last party executing below. This agreement supersedes any prior payment agreement for annual dues.

Fairview Pointe Homeowners Association, Inc.

Homeowner

By: _____

By: _____

Homeowner Signature

Simon Kaye
Association Manager

Print: _____

Date: _____

Date: _____