



**Association Recovery Services**  
**7432 W. Sahara Avenue, Suite #101**  
**Las Vegas, NV 89117**  
**(702) 405-9306 (702) 485-3421**  
**[www.arsnv.com](http://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 collection agency in Nevada specializing in HOA collection and non-judicial foreclosure services.

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

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

ARS is the perfect company to serve your HOA collection needs, anywhere in Nevada, from Las Vegas to Reno.

## **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&Rs, Collection Policy and the delinquent homeowner’s account ledger. To meet with one of our experienced representatives or if we can answer any questions, please contact us.**

# 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 3<sup>RD</sup> PARTY BIDDER AT SALE**

If a 3<sup>rd</sup> 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

## MEET OUR MANAGEMENT TEAM

### **AMANDA LOWER, CM.**



Amanda is a licensed Nevada collection manager with over a decade of experience collecting for Nevada HOAs. 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 the delinquent owner to get the account resolved as quickly as possible.

### **EDWARD “TED” BOYACK, ESQ.**



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