

White Birch Lakes Recreational Association
ASSESSMENT COLLECTION SCHEDULE & POLICY
Revised 9-18-15

February 15

Deadline for Assessment invoices to be mailed

March 1

Assessments are due in full; unless a signed monthly/quarterly payment plan is arranged.

April 1

A \$21.00 Service fee will be added to all accounts that do not have a ZERO balance and/or Members who have chosen a monthly or quarterly payment plan.

May 2

A lien notice will be sent to Members who are 2 months delinquent; a past-due payment plan will be offered.

June 1

Account statements will be mailed to all Members with a balance greater than ZERO.

August 1

Liens will be placed on all properties that are 3 months delinquent; recording costs will be added to Member's balances.

September 2

A 30-day collection referral notice will be sent to Members who are 6 months delinquent.

October 15

Accounts for Members delinquent for 225 days will be referred to a Collection Company for payment.

November 15

Collection agency reports unpaid debt to credit reporting agencies.

- Members who are not in good standing will have their privileges suspended until such time their balances are up to date.
- The Association no longer accepts deeds for property with unpaid Assessments.
- The Board may choose to take legal action that may include the foreclosure of property for delinquent accounts.
- The 2003 Assessment collection policy is voided.

Please refer to the Associations 2004 Bylaws for information regarding:

- Responsibility of Assessment Balance at Time of Transfer – Article III, Section 4
- Suspension of Privileges of Membership – Article III, Section 7
- Determination of Assessment – Article XIV, Section 1
- Collection and Lien – Article XIV, Section 2
- Suspension – Article XIV, Section 3
- Personal Liability – Article XIV, Section 4