

Treehill Park Homeowners Assn.

RESOLUTION 99-1 Delinquent Payment Policy

WHEREAS a number of unit owners are not paying their association fees on time or are not paying them at all, and

WHEREAS the Association needs all of the projected income to pay bills, to make needed repairs and to build up reserves for future projects, and

WHEREAS Section 100.405 of the Oregon State Statutes permits homeowner associations to impose late charges and to adopt rules regarding the termination of utility services, and

WHEREAS Section 6.6 and Section 15.1 of the Treehill Park Homeowners Assn. By Laws permit a lien to be placed against a unit for which assessments are unpaid,

NOW THEREFORE BE IT RESOLVED that the new Delinquent Payment Policy of the Treehill Park Homeowners Assn. (Association) shall be as follows:

1. All Homeowner Association Fees are due the first of each month. There will be a grace period of ten (10) days. If checks have not been received by the Association's management company by the tenth of the month, a late fee of \$15.00 will be charged. If the tenth falls on a weekend, the grace period will be extended to the following Monday. The \$15.00 fee will be charged each month a payment is received late and will also be charged each month a unit owner's account shows an outstanding balance for fees that are past due.
2. If a unit owner falls sixty (60) days behind in paying their fees, the process for placing an Association lien on the unit will automatically be initiated. The lien will accumulate all future assessments, interest, late fees, attorney fees and costs, and other costs of collection whether or not a suit or action is instituted. The attorney thereafter will take the necessary steps to collect the outstanding amount including filing a suit.
3. Notice will be sent to the owner notifying him/her that the Association intends to shut off the water to the unit and deny access to recreation facilities if the amount is not paid within fifteen (15) days.
4. If the unit owner fails to respond within the fifteen (15) day period, water to the unit may be shut off and access to and use of the pool and recreation center terminated. Costs associated with turning off the water shall be borne by the unit owner. The authority for this action can be found in Chapter 100, Section 100.405(k) of the Oregon Statutes.

Adopted by the Board July 26, 1999

/s/ Peter von Christienson
Board Chair

/s/ Nanette Stanton
Board Secretary