

**Notice Concerning Delinquent Account**  
(published 02/16/05 @ [www.springacreshillshoa.com](http://www.springacreshillshoa.com))

The Spring Acres Hills Board of Directors has authorized its Property Manager, Rage Property Management, to process homeowner accounts as follows:

1. Mail initial assessment invoice with a due date of January 31<sup>st</sup> of following year (this was done prior to December 1, 2005)
2. Partial payments of accounts will no longer be accepted.
3. Mail First Late Notices for all delinquent accounts who have not responded to the initial assessment invoice, which includes a \$25 late fee, due within 30 days to homeowners that are delinquent; (this was completed on February 3, 2006)
4. Mail Final Notice for delinquent accounts who have not responded to First Late Notice, via certified mail, due within 30 days, to homeowners that are delinquent. Included in this Final Notice will be information regarding potential legal fees which include but are not limited to: Attorney's fees, Filing Fees, Lien Fees and the total of those fees can range in the hundreds dollars. So, for example, an account with a \$265 balance could potentially become well over \$700 if not corrected in a timely fashion.
5. Any accounts past due with a balance greater than \$480 (equivalent of 2-years assessments) will be brought forward into **court action** for immediate collection. This can now exceed \$1,500 that will be charged to the homeowners account. The court has ruled in favor of associations time and time again, and placed a judgment against the homeowner in favor of the association.