

A Few Words about Assessments

One of our many responsibilities as your property management company is the collection of the annual assessments from the home owners. This process starts in November/ December when the payment information for the upcoming year is mailed out to the home owners. These documents are also placed on your community website in case these are needed in the future. In the event that you do not receive the December mailing; you should visit the website to retrieve these documents. Also, while you are there; please click on the Welcome/ Contact Info Update icon from the main Grandchester Meadows, Inc. web page (www.grandchestermeadows.com) to submit your latest contact information so that future mailings reach you as intended.

The rest of the process is completely dependent on how you as home owners respond to the obligation to pay these assessments. Although it is difficult and unrealistic to expect for everyone to maintain a perfect payment history; it is still important for all home owners to be diligent in paying these assessments on time. In the current economic environment it is understandable that some home owners will have difficulty keeping up with this obligation but we would ask that these home owners contact us so that we can make other arrangements. Both payment reminders and statements will be sent out as needed throughout the year so please keep your contact information updated. It is also very helpful to provide an active email address to the HOA so that reminders can be sent efficiently.

Hopefully our mutual efforts will help keep most of the accounts current but there will still be some that become delinquent. These home owners will receive notices and be assessed late fees in an effort to prompt payment. If not paid; these accounts can be turned over to an attorney for collection and the attorney costs are assessed to the delinquent account. This is a last resort effort by the HOA and it is regrettable that additional attorney fees begin to be assessed at this point but it is necessary in some cases. We will make every effort to keep the home owners informed and we would ask each home owner to be mindful of the following reminders:

- The payment information is mailed out in November/ December. Go to the website if you have not received it by January.
- Your contact information should be updated as needed on the website: www.grandchestermeadows.com
- Keep up with your payment due dates throughout the year.
- Contact us immediately at suggestions@grandchestermeadows.com or (919) 389-7944 if you are having difficulty making your payments.

