



Aspen Meadows Homeowners Association

amhoaws@gmail.com

www.myaspenmeadows.com

November 5, 2024

Homeowner: _____

Address: _____ Lot #: _____

The dues assessment for the Aspen Meadows HOA for 2025 is due **January 1st, 2025**.

2025 Assessment: \$220

Fines through November 5, 2024: _____

Total Due Jan 1, 2025: _____

Note: Payments that do not include fines, if applicable, will not be accepted and returned.

If paying via "Zelle", make it payable to "Aspen Meadows" at amhoatrans@gmail.com

Zelle instructions, if needed are found on the HOA website www.myaspenmeadows.com

Make your check **payable to:**

ASPEN MEADOWS HOA

But, mail your check to:

HOA Resources, LLC

7 Calderwood Court, Greer, SC 29651

For verification or other inquiries about your payment, contact us at:

Cell: 815-600-0360 Office: 815-531-4788 hoaresources@gmail.com

A copy of this dues notice/proposed budget for 2025 can be found on the Aspen Meadows website (www.myaspenmeadows.com).

Board of Directors, Aspen Meadows Homeowners Association

Please take the time to correct, add to or delete any of the following information and return this portion with your payment or email your information to: hoaresources@gmail.com

Homeowner _____
Address _____ Lot # _____

1st Phone: _____ 1st E-mail: _____
2nd Phone: _____ 2nd E-mail: _____

Please be aware that we use e-mail and our website to disseminate information.
The only notices sent by mail are the annual dues notice and legal notices.
We do not share your contact information.

2025 Budget

Estimated income: 158 homes x \$220 = \$56,760 + ~\$2,000 in Fines

Com Ed	\$5,600	Attorney's Fees	\$0
Ponds, Water Treatment	\$6,300	Miscellaneous Expenses	\$2,800
Fountains (pump maintenance)	\$1,860	Capital Improvements	\$10,000
Landscape Services	\$15,800	Management Services	\$12,000
Insurance	\$2,400	Estimated Total Expenses	\$56,760

Delinquency Procedure *(Required Legal Disclosure)*

1. **\$50 Late Fee.** The payment is due by the 1st. If not received within the grace period, a \$50 fine is levied and the remaining annual fee becomes due immediately. Failure to pay the entire bill within 30 days will result in the account being turned over to the attorney for collection.
2. **Collection.** The attorney will issue a 30 Day Order of Possession (Collection) Notice. This will *add more than \$100 in attorney's fees and costs to your bill.* You will have an opportunity (30 days) to dispute the debt or pay it. Failure to pay within the 30 days results in an Order of Possession.
3. **Order of Possession.** A lawsuit is initiated and as a result any or all of the following may take place, *all at the homeowner's expense:* court appearances by our attorney, court appearances by the homeowner, homeowner eviction by the sheriff's Office and an Order of Possession and any other legal proceedings deemed necessary. The Order of Possession gives possession (not ownership) of the home to the HOA who can rent it out to recoup expenses. The home will remain in the homeowner's name and mortgage payments/expenses are still the homeowner's responsibility.
4. We may pursue **Wage Deductions or other means of collection.**

Any and all of the above can be stopped immediately at any point by payment in full including fines and legal fees.

All of the above is in accordance with the bylaws, reference Articles 6.8 & 12.1 of the Covenants and Article XI of the Amendments.