

IMPORTANT REMINDER

Annual Assessments Due January 31st

Assessments are important for maintaining the quality of our Lacamas Shores neighborhood. The HOA Board will adhere to the following procedures, allowed by the CC&Rs, to ensure that we collect payment from all homeowners. For 2016, the assessment will be \$370, which represents a 5.7% increase over last year.

December 31, 2015 - Invoices Mailed

Invoices for annual assessments will be mailed on December 31, 2015 (dated January 1, 2016) and due January 31, 2016. All payments are due in full by the end of January. Invoices are sent to the owner of record per the Clark County GIS. To review the record for your home in the GIS database, visit the following website and enter the address of your property.

<http://gis.clark.wa.gov/gishome/property/>

February 1 - Second Notice/\$100 Late Fee

A reminder notice will be sent to homeowners who are delinquent as of February 1*. It will include a late fee of \$100 to cover the expense of following up on delinquent accounts. Any unpaid amounts will begin to accrue interest at the rate of 12% *from the original due date of January 31*.

March 1 - Third Notice/Lien Warning

A final reminder will be sent by priority mail stating that a continuing lien will be placed against the property on April 1 for the amount of all unpaid assessments, late fees, accrued interest and fees associated with placing and removing a lien.

April 1 - Lien Placed Against Property

If payment is still not received by April 1*, a continuing lien will be placed against the property for the amount of all unpaid assessments, late fees, accrued interest and fees associated with placing and removing a lien.

Partial payments

We expect payment in full, including any penalties and interest, unless an acceptable payment schedule is presented to the Board. Payments for less than the full amount will be applied to penalty fees and interest first. Interest will continue to accrue on any unpaid principal.

IMPORTANT NOTICE

* All payments must be postmarked by the due date to avoid penalties and interest.