



Point Richmond Ridge Homeowners Association

13607 12th Ave NW, Box 12
Gig Harbor, WA 98332

23 May 2022

RE: Payment of Dues, Late Fees, and Fines for Violations

Dear Homeowner,

There are many requests for waivers of late fees or Covenant/Bylaw violation fines submitted every year. A wide range of reasons are offered for waiving these obligations.

The HOA Board expects Owners to recognize their obligation to pay the correct amount of dues on time, just like you make your house payment. We depend on these funds to maintain the Association properties. HOA dues are billed in two payments each year – half the dues are payable on January 1 and the other half on July 1. Bills are mailed or emailed in December and June. The correct mailing address for dues payments is: Point Richmond Ridge HOA, c/o HOA Community Solutions, PO Box 97974, Las Vegas, NV 89193-7974. Dues can also be paid online through the HOACS link on our website, PRRHOA.org. Be sure that HOACS has your current, correct mailing address for these bills. From a practical standpoint, there is a 30-day grace period; but after that, you will be assessed \$25 per month for each month the dues are not paid. If there is a late fee, you owe that in addition to the dues themselves. Don't expect to pay your dues and then want the late fee removed – you already incurred the late fee by paying late. This is no different from a mortgage payment where, if you are over 30 days late on your monthly payment, there is an additional charge.

If you have auto-pay, paperless billing, or payments out of escrow set up, it is your responsibility to be sure the dues get paid on time. Do not assume the payment arrangements are happening without checking. As a matter of procedure, if you have paperless billing and you are two months late paying your dues, HOACS will send you a paper bill anyway to ensure you know the dues have not been paid; but you will already have incurred \$50 in late fees at that point. In short, the Board is no longer willing to waive the late fees on dues because of confusion about the dues/late fees amount, timing, or payment.

When you purchased your home, you also agreed to abide by the Covenants and Bylaws of the HOA that are intended to maintain our property values. The Board tries to be fair and consistent in enforcing the provisions of these documents. For violations, a fine may be assessed. Even if you fix a violation after a fine is assessed, you still owe the fine. The Board normally issues at least two written notices of violation before assessing fines, with few exceptions. Responding to the violation notices with a plan to address the violation will help avoid fines. Once a violation reaches the point where a fine is assessed, the Board will not be amenable to removing the fine since there was plenty of time provided to communicate and address the problem.

In the worst case, if dues, late fees, and fines total over \$1,000, the HOA will file a lien against your property and proceed with the legal collection process. The costs to collect on the lien are added to the amount owed.

This may seem harsh; but the Board has to run the HOA like a business (maybe a benevolent business, but a business nonetheless). In fact, it is a type of corporation of which we are all shareholders. The HOA should expect to be paid dues on time along with any late fees or fines in the course of conducting the business of our HOA.

Best regards,

A handwritten signature in black ink that reads 'Steve'.

Steve Treese
President, PRR HOA Board of Directors