

About Dues and Liens

Current association dues are \$175 each year. Dues become due and payable on the 1st day in January of each year.

FAQ:

- Dues cover the period from 1 January through 31 December the year in which they are due
- Dues become payable on 1 January of the year in which they are due
 - (For example, the due date for this year's dues is 1 January of this year)
- Dues notices are mailed out in December of the year preceding their due date
 - Notices are addressed to the "Lot" number of the home and are mailed to the address of the home
 - It is the property owner's responsibility to ensure the dues for their property are paid each year
 - *The association is not responsible for ensuring the address we mail the notice to is correct in the case of rental properties*
 - Your lot number is printed as part of the address on the envelope within which your dues notice was received; not on the dues form - if you lost the envelope, you can look up your lot number on the website.
 - The Association would prefer not to have to deal with liens, either. Per the by-laws:
 - The Association will mail a reminder to any property which owner has not paid their dues within 30 days of the due date (~February)
- Dues not paid by the end of April become liens against the property
 - Liens are legal documents encumbering the property
 - Liens are registered with the County Registrar of Deeds and are searched by Title Companies at the request of mortgage lenders during refinance or sale of a property
 - Liens typically must be cleared for the property to be refinanced or sold
 - Legal and filing fees are added to the lien when it is filed - on the order of \$400
 - Liens accrue interest at 10% per annum, compounded daily, from the association fee due date if not paid within 30 days of filing (NOTE: this grace period is not extended to consecutive liens for unpaid dues)
 - Document search and preparation fees are added to the lien when the Association is contacted by you, or a Title or Mortgage company regarding the lien - these are on the order of \$140.
 - *Your dues bill may become hundreds of dollars if left unpaid!*
 - Research and preparation in releasing a lien *will* delay your closing
 - The Association will provide the homeowner with a release of lien upon payment.
 - **It is the homeowner's responsibility to file this legal document at their expense with the County** or to retain the document with their important records.
 - The Association will not retain a notarized copy of this release, nor is the Association required to provide any evidence of release to the

homeowner after providing said release - *once provided to the homeowner, the release document becomes their responsibility*

- **NOTE:** If you do not file your release document with the county and subsequently lose it, you will incur a minimum \$140 fee for the Association to draft a new release, get it notarized, and mail it back to you or your agent.
 - Current information on filing release documents can be found at [Wayne County Document Recording Info](#) and [Register of Deeds Address](#). As of 1 Sept 2023, the filing fee is \$15, and you can either mail the release with a check or physically go to the office to file it.
 - The release will be returned to you after filing. **RETAIN THIS FILED RELEASE IN CASE THERE IS ANY ERROR!**
- Proceeds from your dues are used to cover Association expenses - primarily for maintenance of the landscaping in common areas of the subdivision and equipment in the park
 - All homeowners enjoy the benefits of the common areas and snow removal; therefore, all residents without exception (except as allowed for in the Association By-Laws) are required to pay their dues