

PONDEROSA TRAILS UNIT 8 HOMEOWNERS ASSOCIATION
“THE RETREAT”
STANDARD COLLECTION POLICY

Adopted December 13, 2023

Ponderosa Trails Unit 8 Homeowners Association “The Retreat” has adopted the following standard collection policy for their annual assessment. Assessments are charged to homeowner accounts on the 2nd of January of each year. These payments are due by January 31 of that same year and considered delinquent if not received by January 31. The standard collection policy provides for additional charges that will be applied to delinquent accounts – please note the important dates.

DATE	ACTION TAKEN	AMOUNT CHARGED
February 1	Apply Late Fee	10% of Amount Due
March 1	30 Day Notice of Intent to Lien	\$175
April 1	Refer account to HOA’s Collection Attorney for further legal action, up to and including demand letters, Filing a lien on the property, filing a civil judgement or foreclosure lawsuit	Actual Attorney Fees at Prevailing Rates

All costs will be added directly to the homeowner’s account and reimbursed to the Association upon payment of same.



George Wallace, President