

Point La Vista Property Owners Association, Inc.

Dues, Fees, and Collection Policy **Effective 1/1/25**

1-Dues and Delinquency Billings

Dues are \$175 per lot, billed in October each year, and are due January 1 of the following year. Late fees of **\$35** will be assessed on January 16 on outstanding dues. An additional 10% per year interest on past due accounts will be assessed after 60 days past due.

2-Payment Plans

When an owner is unable to pay their balance all at once, the POA may enter into a Payment Plan. Payment plans must be a minimum of 3 months, and no late fees will apply during the payment plan period, as long as the agreement is followed. Payment plans will be in writing, on a case-by-case basis, and will be approved by the PLV Board in advance of offering to owner. Individuals who have previously defaulted in a payment plan are not eligible to apply.

3-Barter Agreements

In certain circumstances, and on a case-by-case basis, the PLVPOA would be willing to enter into Barter Agreements with homeowners in exchange for a credit on their dues account. We will do this in a written agreement, with a start and end date and amount of the agreement, and the owner will be held to performance of the agreement.

4-Sales Assistance

When a property owner is delinquent and it is apparent that they are not using their undeveloped property, the POA will reach out to the owners and see if they are interested in selling their property. If so, and with permission, we will circulate that information to other property owners who may be interested in purchasing, including a posting on the POA Website. We hope to relieve the original owner of the debt while obtaining a new owner who may be engaged in the community.

5-Liens

Liens will be file on properties that are 2+ years delinquent in dues. Owners will receive 2 late notices, with a minimum of 30 days between, with the second late notice stating "Notice of Default and Intent to Accelerate" and mailed by Certified Mail. Owner will be billed for the \$75 Lien Fee per our current policy, and has 30 days to respond.

6-Foreclosure

If owner remains delinquent and has not responded to the previous notices, PLVPOA will send one final notice, "Notice of Acceleration and Foreclosure", by Certified Mail, and if no response is received within 30 days, account will be presented to Attorney to start the foreclosure proceedings.