

BRIARWOOD CIVIC ASSOCIATION

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THIS IS AN IMPORTANT LETTER TO THOSE WHO ARE DELINQUENT IN REGARD TO ALL ASSESSMENTS, INTEREST, LATE FEES, LEGAL FEES, AND FINES

Dear Homeowner,

As you are all aware, HOA & Civic Associations get hit hard when owners choose to disregard their financial obligations as it relates to association dues and fines. This places an unreasonable burden on those owners who are faithful in paying on time.

Your Board of Directors has struggled with finding a method to recover these dues and fines, so that they can maintain the pristine nature of the association and protect and increase property values.

Therefore, the Board of Directors has decided to engage a third-party collection firm to recover these debts. The advantage to your Association is that we will incur **NO** "out of pocket" fees. **This is great news to all of you who pay on time.**

To those of you in arrears, we are offering one final opportunity to make arrangements with Dorchester Real Estate before your account is turned over for collection.

Let us be clear: Once your account is sent to the collection firm the responsibility to settle this matter is between you (the homeowner) and the collection agency, and there will be collection costs. From the time your file is sent to collections, you will have to contact the collection agency to settle your debt, not Dorchester Real Estate.

Here is how we will proceed: If your account is delinquent in payments, please contact Dorchester Real Estate and settle what you may owe. After **45 days (January 1, 2024)** accounts that are in a delinquent status or have not agreed to a payment plan will be sent over to the collection agency, and they will contact you regarding your debt. This collection agency will be prepared to work out payment plans that will fit around

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your family's economy. We want to settle this matter with the least amount of distress to any of our owners or neighbors.

This Board of Directors has a fiduciary duty to do all within our power to do what is best for the Association. Non-Payment of monetary obligations hurts everybody in the association, so let us all be good neighbors and bring our accounts up to date.

It is our sincere hope that all who are delinquent take advantage of this offer.

From your Board of Directors