**Updated Policy on Delinquent Dues – Penalties Imposed**

Members of the Association’s new Board of Directors would like to thank all of the residents for welcoming us and for their support. Due to the number of homeowners who failed to pay their dues on time or did not respond to this year’s voucher for the annual assessment, we are announcing a few changes to the due date structure and late penalties.

Your Association Dues are due by January 31. Any payments received after that date will be considered late. If you send in your dues late and do not include the late fees, we will send you a bill and payment will be due immediately.

If your payment is received:

Feb 1 – Feb 28 - $150 late fee must be paid in addition to your dues (Your dues + $150)

March 1 – March 31 - $150 late fee

 (Your dues + $150+$150)

**Continued non-payment of the dues and penalties will result in a lien against the property, as provided for in Section 4.07 ( c ) of the Declaration of Covenants.**

**If the matter has not been settled immediately, it will be referred to the Association attorney, which will result in further financial penalties and legal fees up to and including attachment to the property under foreclosure proceedings, as provided for in Section 4.07 ( d ).**

Residents whose dues fall into a late status at any time will lose all community privileges. This includes use of the pool, ponds, tennis and basketball courts, clubhouse, community events, as well as voting rights and suspension of Association membership.

We regret having to take this action, but annual dues account for the vast majority of revenue to provide services for all Eaglesgate residents and every dollar counts. Further, it is unfair to the majority of residents who pay their dues fully and on time.

If you have any questions, please email us at eaglesgateca@gmail.com

Thank you,

Board of Directors

Design Review Committee

Eaglesgate Community Association