

**Avalon Homeowners Association**  
**Assessment Collection Policy**  
**Effective: July 1, 2019**

1. AHOA assessments are due and payable semi-annually on January 1 and July 1 of each year.
2. Assessments remaining **unpaid after sixty (60) days** (on or about March 1 and September 1, respectively, in the case of regularly scheduled assessments) will be deemed to **be delinquent** and a **late fee of \$10.00** will be added in addition to deactivation of your privilege card admitting access to (pool/clubhouse/exercise room/park). To reactivate the privilege card, a delinquent owner must pay the TOTAL SUM DUE including a \$50.00 reactivation fee.
3. If an assessment account remains **unpaid after ninety (90) days** (on or about April 1 and October 1, respectively, in the case of regularly scheduled assessments) **a lien will be filed WITH NO FURTHER NOTICE REQUIRED, and a lien filing charge of \$250 will be added to the delinquent account.**
4. Should any assessment remain **unpaid one hundred and fifty (150) days** after the due date (on or about June 1 and December 1, respectively, in the case of regularly assessments) **a legal action will be filed upon Board approval in a court** of competent jurisdiction for collection of ALL sums due, including the delinquent assessment, lien charges, legal cost, and any and all other charges associated with the collection.
5. Hardship cases will be judged on a “case by case” basis as presented to the Board of Directors. The decision of the Board of Directors will be final. HOWEVER, any person aggrieved by the decision of the Board may request to appear before the Board of Directors in an appeal of the Board of Directors decision. Such request shall be given in writing and postmarked, or delivery acknowledged, not less than ten (10) days prior to the meeting of the Board of Directors at which the request will be heard. The Board has the authority to negotiate payment plans, but not to forgive assessments, charges or costs associated with the actions.
6. **POLICY SUMMARY:**

January Semi-Annual Assessment Installment

January 1 – Due and payable.

March 1 – Delinquent; Privilege Card Deactivated -- \$50.00 Charged

April 1 (or thereafter) – Lien Filed

June 1 (or thereafter) – Court Action Filed.

July Semi-Annual Assessment Installment

July 1 – Due and payable

September 1 -- Delinquent; Privilege Card Deactivated -- \$50.00 Charged

October 1 (or thereafter) – Lien Filed

December 1 (or thereafter) – Court Action Filed