



F4: IAHA Dues Assessment Collection Policy

Resolution of the Board of Directors

DISCUSSION:

CC&R Article 3 Section 1: Assessments and By-Laws Article VIII: Assessments empowers the Board of Directors to levy, collect and manage assessments in accordance with said documents and ORS Chapter 94.

If any assessment is not paid by the specified due dates the Association will be guided by Article 3 Section 3 of the CC&R's and the delinquent amount shall become a lien against the property bearing interest at eight percent (8%) per annum from such due date.

Penalty for Late Payment of Annual Homeowner Dues:

If a homeowner fails to pay their IAHA Dues and ODAV "***Thru The Fence***" Fee by the due date they will be subject to following the late payment penalty:

1. Upon the past due date of Jan 31st, the Treasurer will send an email or USPS mail reminder with a copy of the Invoice to the property owner of record.
2. There will be a ten-day grace period following the due date where no late penalty will be assessed;
3. If the dues are paid more than ten days late (Feb. 10th) the late payment penalty will be \$25. The Penalty will be added to the dues Invoice and mailed via USPS to the property owner of record.
4. If the dues remain unpaid 1 month from the due date (March 1st) an additional \$25 penalty will apply;
5. Each thirty days thereafter (April 1st & May 1st) there will be another \$25 late payment penalty assessed, up to a maximum penalty of \$100.
6. Each month the payment is late, that month's late fee will be added to the dues Invoice on the 1st of the month and mailed via USPS to the property owner of record. Each month, the Treasurer will send to Board of Directors a list of the delinquent properties.

7. The May 1st late notice and final Invoice will include a letter from the IAHA President to the property owner of record, that if dues are not paid in full by May 31st, that a lien will be placed on the owner's property in accordance with ORS 94.709. That notice will be sent via Certified USPS mail.

8. Each assessment shall be a personal obligation of the person who is the owner of the property at the time the assessment became due. The property owner is responsible for all costs (interest, late penalty fee, attorney fees, county filing fees, postage) in order to satisfy releasing the lien. Any past due amounts shall be collected at the time a property is sold.

ATTEST:

Independence Airpark Homeowners Association

Date of Board Meeting: 4 June 2025

Record of Vote: 6 YES 0 NO 2 ABSENT

R Singh

President – Ron Singh

Robert English

Secretary – Robert English

Revision Record

0	Approved 6-4-2025