

FACTS ABOUT UNPAID HOA DUES AND LIENS

1. What happens if I don't pay my HOA dues? A lien is placed on a property for every year that dues are not paid. The HOA pays the city \$28.00 to file this lien. For each month that passes without HOA dues being paid, the home owner pays 6% interest on the amount owed and 6% interest on the lien filing fee. This interest is compounded monthly. All homeowners are affected because money that the HOA uses to pay lien filing fees is money not available for our community improvement.

2. What happens after I pay my delinquent HOA dues? After delinquent dues, plus interests accrued, are paid, the city charges the homeowner another \$28.00 fee for the release of the lien.

3. If I don't pay 2014 dues but pay dues in 2015, will this count as my 2014 dues? No. 2014 dues will still be owed and the 6% interest will continue to accrue.

4. What happens if I have unpaid dues and I decide to sell my house? There will be a lien on the property with unpaid dues for each year that the dues were not paid. It will be the responsibility of the homeowner or the buyer to pay past HOA dues, past lien filing fees, interest accrued, and lien release fees. To offset these costs, the buyer may have a good bargaining position to lower the amount of money they will pay the seller. The money received by the seller for the sale of the property will be less. The profit gained by the sale of the house will also be less if the seller has to pay past HOA dues, fees and interest accrued.

Current HOA dues are \$105.00. Currently, saving less than \$10.00 a month to pay annual dues every September can prevent escalating costs to GRHA community members.

*** Check your records – did you pay the annual dues (and did you get the email notification)

If you signed up for email notification of Annual Dues, rather than getting a letter, check your email spam folder to make sure the notice did not get routed to your spam folder

*** What are the dues used for:

Expense breakouts were as follows:

	2009	2010	2011	2012	2013	
Green Areas	73%	82%	79%	70%	62%	Cutting grass, clearing brush, trimming trees, maintaining playground and other park equipment
Newsletter	12%	6%	8%	11%	8%	11 month printing and delivery of Quail Call newsletter
Public Relations	3%	2%	2%	2%	4%	Easter, Halloween, Garage Sale, and Christmas events
Insurance	3%	2%	2%	3%	3%	GRHA insurance policy
Lien Expense	3%	3%	3%	5%	3%	Cost of filing liens with the City
Supplies	2%	1%	1%	2%	1%	Paper, printer cartridges, postage
Utilities	2%	1%	1%	1%	1%	Electric for the Quail Hallow sign lights and the GRHA shed light. Fees for website and grha-dayton.org domain

Printing & Copying	1%	0%	0%	0%	0%	
Other	1%	3%	1%	1%	2%	Federal Income Tax \$76.00
Treasurer Fees				5%	7%	Paid Treasurer fees
Audit Fees					9%	Yearly audit fees