

April 24, 2022

Village Park Property Owner,

This letter is being attached to the front door of all properties and will be mailed to all rental property owners with overdue assessments. As a property owner in Village Park ROA, the attached letter was sent in December 2021 to the last mailing address you had on file with the management company. Per CC&Rs Article 7 Section 10 it is your responsibility to provide a correct mailing address to the association. The letter does not say that dues are not payable at this time. It specifies that the 2021 Special Assessment and 2022 Annual Assessment dues are due by February 28. Therefore the 14 day grace period was over on March 14, 2022. Because of COVID and the Special Assessment, the Board of Directors decided to allow payment to be delayed until April 1, 2022 after which time a \$100.00 per month late fee would be applied.

Currently you have not paid all of the 2021 Special Assessment and/or 2022 Annual dues. If these assessments are not paid by May 1, 2022. The \$100.00 assessment listed as 2/15/22 on your April 1 bill is for the 2021 Special Assessment. The \$100.00 late fee listed as 4/1/22 is per the information provided in the December 2021 letter. Please contact Heritage Property Management at 970-243-3186 to be advised of your outstanding debt and how you can make payment arrangements.

Village Park Board of Directors