

## Forest Park Home Owner's Association

Monday, March 26, 2018

Dear Forest Park Home Owner:

This collection notice is being mailed to you because your Forest Park Association your prior years' dues are critically delinquent.

In accordance to the By-Laws, stated below, the Board will have no other alternative than to take this to the magistrate for judgment against your property for the delinquent dues owed.

### ARTICLE 3: MEMBERSHIP

Section 1: General. All persons or entities who are listed as members of the Association in the Articles of Incorporation and the Declaration shall be members of the Association.

Section 2: Rights Subject To Payment of Assessment. The membership and voting rights of members are subject to the payment of annual and special assessments levied by the Association, the obligation of which is imposed against each owner and becomes a lien upon the property against which such assessments are made as provided by the Declaration, which Declaration, by this reference, is incorporated herein and made a part thereof.

(a) If an account is late paying dues, the following will happen – If they are one (1) Year overdue, a lien will be placed on their property. If they are two (2) or more years overdue, magistrate papers will be filed against the owner(s). Filing fees will be added to the account. (Adopted February 2007 Annual Meeting)

Such action of putting a lien and/or judgment against the property could adversely affect your credit. Secondly, the property owner will be responsible for reimbursing the Association for any and all associated legal fees incurred. We would truly like to avoid any of this from taking place.

We are sending this out to inform you that at the end of April 2018 we will be putting these liens and getting these judgements. This process takes the boards personal time and cost you more money for the filing and release. We are asking you please take care of this issue and avoid it going any further.

If you have extenuating circumstances, please call me at (304) 755-2130.

Thank you for your serious consideration in this matter.

Kevin Cheshire, President  
FPHA