

Letter to Homeowners with Delinquent Accounts  
Harvest Bend The Meadow HOA  
February 2015

You are being sent this letter as you have not yet paid your current year maintenance fees. We encourage you to immediately contact ACMP, Inc., your property management company, at 281-855-9867, to pay your maintenance fees or to set up a payment plan.

- a. A 4-month payment plan can be set-up at a cost of \$35.00; longer payment plans can be set-up at a cost of \$10.00 per month.
- b. owner's right to use common properties (including pool) will be suspended until annual maintenance fees, all interest, and all penalties are paid.

Also, your account is now subject to monthly interest charges as well as the cost of actions taken by the management company and/or our legal representative (Messock & Walton) in working with you to get your account paid in full. These costs can quickly add up. And, after an account is delinquent for a period of time, a lien may be filed on your home or the HOA may file suit to foreclose on your home.

You are responsible for all costs associated with your account for this entire legal collection process (interest, late charges, attorney's fees and costs, etc.) and they are collectible in the same manner as a delinquent maintenance fee assessment.

Therefore, it is important for you to communicate with the management company or with the board of HBTM soonest.

Background Information

As stated in the Declaration of Covenants, Conditions and Restrictions of Harvest Bend The Meadow, (updated June 9, 1986) all homeowners of Harvest Bend The Meadow (HBTM) shall pay their yearly maintenance fee by no later than January 1 of each year. All accounts not paid in full by February 1 of each year, shall be deemed delinquent at which time interest and all costs associated with the collection process are assessed and begin to accumulate on the delinquent account. The current HBTM HOA Collection and Payment Plan Policy is available at [www.hbtm.org](http://www.hbtm.org) in the HOA Documents subfolder.