



Pla-Vada Community Association
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PLA-VADA COMMUNITY ASSOCIATION (PVCA) DELINQUENCY POLICY

Timely payment of regular and special assessments is of critical importance to PVCA. Members who fail to pay their assessments when due creates a cash-flow problem for PVCA and causes those owners who make timely payments of their assessment to bear a disproportionate share of the community's financial obligations. Therefore, the Board of Directors has enacted the following policies and procedures concerning the collection of delinquent assessment accounts, effective January 1, 2022:

1. All regular annual assessments shall be due and payable of the 1st day of April each fiscal year. All special and emergency assessments shall be due and payable on the date(s) specified by the Board upon their adoption. All assessments are delinquent 30 days after the due date.
2. If any assessment is not received, in full, prior to the delinquency date, a late charge of ten percent (10%) of the assessment amount will be charged. A second invoice stating the total, including late charges, will be sent to the delinquent member.
3. If any assessment is not received, in full, within 30 days of the delinquency date, the member will be assessed late fee of 10 % (as above) and an additional charge of 1% per month (or part thereof) starting the 1st day of June for the regular annual assessment, and day 61 following a special assessment. Note: Interest charge shall be imposed on all sums due, including the unpaid assessments, collection costs, (including attorneys' fees where applicable), and late charges. A third invoice stating the total late charges plus the additional interest and late fees will be sent to the delinquent member via regular and certified mail.
4. In January, the delinquent PVCA owner will be sent letter indicating the total late charges accumulated to date via regular and certified mail. The letter shall state that if the assessment is not paid, in full, by April 1st, (1 year overdue), PVCA will take action to issue a Pre-lien notice by certified mail to the owner's address of record of the existence and amount of the delinquency. The Pre-Lien notice and any further notices or filings will be handled by a collection agent.
5. Once a collection agent has been engaged, one or more of the following may happen:
 - A. An owner may challenge any amounts specified in a Pre-lien notice by submitting a written explanation supporting the basis for such challenge to the Board. If such explanation is duly issued within 15 days of the Pre-lien notice, the Board will provide a written response to such challenge.
 - B. Owners desiring a payment plan to resolve the delinquency giving rise to a Pre-lien notice may submit a written request for a meeting with the Board to discuss a payment plan. Provided that such request is mailed within 15 days of the Pre-lien notice, and a regular meeting of the Board is scheduled to occur within 45 days, the Board will meet with the owner in executive session. If there is no such scheduled meeting during such period, a committee of one or more members may be designated by the Board to meet with the owner and discuss such request. Payment plans shall contain such terms as the Board, or its designated committee, may approve on a case by case based, shall be in writing, and shall be signed by the owner(s) and an authorized representative of PVCA.

C. If a delinquency has not been paid within 30 days after the mailing of a Pre-lien notice, PVCA may cause to be recorded in the County Recorder's Office a Notice of Assessment Lien concerning all sums which are then due, including any assessments, late charges, costs, and attorneys' fees, to confirm and give public notice that PVCA claims a lien against the delinquent owner's property which may be subject to foreclosure by either non-judicial or judicial foreclosure.

D. If a delinquency remains unpaid for 30 days after recordation of a Lien, PVCA may cause a non-judicial foreclosure proceeding to be initiated to foreclose its lien against the owner's property, or PVCA may proceed to initiate such other enforcement actions, including without limitation a judicial foreclosure action, as PVCA determines to be appropriate.

E. Due to complexity of Pre-lien and Foreclosure processes, PVCA will retain counsel or a collection agent to handle the collection of assessment delinquency for PVCA, communications concerning such matters on behalf of PVCA shall be conducted exclusively by counsel or collection agent for PVCA until any such delinquency is fully satisfied.

6. PVCA may terminate water services when the delinquent property owner's bill is not paid in-full within the 30 days of the issuance of Pre-lien letter by the foreclosure company. The cost for termination and restoration of water service by PVCA is a minimum of \$250.00.

Adopted 8/18/21