

## 2<sup>ND</sup> NOTICE OF PAST DUE PAYMENT

Owner: \_\_\_\_\_

DATE: \_\_\_\_\_

Address: \_\_\_\_\_

Longmont, CO 80504

Dear Neighbor:

This is the second notice that you are past due on your annual Homeowner's Association Dues or other Assessment. The amount of \$\_\_\_\_\_ was due on \_\_\_\_\_. If not received by then, an additional late fee of \$\_\_\_\_\_ is assessed and interest begins to accrue at the rate of 21% per annum. You are now more than 60 days past due.

As stated before, by you not paying your dues, you are placing an additional burden on the entire Homeowner's Association. The Homeowner's Association operates on a very tight budget, and the Board of Directors is striving to keep the dues to a minimum, just enough to cover HOA operating expenses. If you do not pay, the entire Homeowner's Association will face increased dues to cover your shortage.

**The Board of Directors is serving you notice that if you do not pay all of your amounts due by \_\_\_\_\_, your account will be turned over to the HOA attorney for collection. At that time you will not only be responsible for all late charges, and accrued interest, but also all legal fees incurred for collection.**

If you have any questions, please feel free to contact the Board of Directors or attend one of the monthly BOD Meetings. The BOD meets on the 2<sup>nd</sup> Tuesday of every month at the Longmont Senior Center at 7:00 PM.

Sincerely,

\_\_\_\_\_

President,

The Reserve at Ute Creek Homeowner's Association