

# NOTICE OF OBLIGATION FOR LMOA DUES/FEEES

December 2010

All property owners are members of the Association and are obligated to pay annual dues and fees. Billing is based on whether there is a house on the lot:

- For each residentially numbered lot or Marina Point unit, the 2011 annual dues obligation is \$615.94
- For each improved lot (a lot on which a house has been built), the 2011 annual Improved Property Fee of \$175.00 is charged to cover actual costs of trash and recycling pick up and the cost of snow removal from LM streets. This is in addition to annual dues.

Members may choose how they will pay the applicable dues/fees:

1. **Payment in Full:** LMOA appreciates members' efforts to pay annual fees in their entirety at this time: \$790.94 for improved properties and \$615.94 for unimproved properties. Payment will be due on January 1, 2011 and past due on February 1, 2011. There is no form required for payment in full. LMOA accepts cash, checks or credit cards (Discover, Master Card, Visa, and American Express). To pay by credit card, come by the Administration Office or call (434) 589-8263. If you call in to make your payment by credit card, you will be charged a convenience fee of \$15.00.
2. **Installment Options:** You may pay in installments, semi-annually or monthly. Semi-annually will not incur a handling fee. If you choose to pay in installments, please select either option A or option B and follow the related instructions.

**A) Semi-annually:** Due within 30 days of January 1 and July 1

	<u>Improved</u>	<u>Unimproved</u>
Membership Dues	\$ 615.94	\$ 615.94
Improved Property Fee	175.00	0.00
<b>Total</b>	<b>\$ 790.94</b>	<b>\$ 615.94</b>
Two Payments of	\$ 395.47	\$ 307.97

To select this option, pay the appropriate semi-annual amount listed above **no later than January 31, 2011** for each lot owned. LMOA accepts cash, checks or credit cards (Discover, Master Card, Visa, and American Express). To pay by credit card, come by the Administration Office or call (434) 589-8263. If you call in to make your payment by credit card, you will be charged a convenience fee of \$15.00. There is no form required for semi-annual payments.

**B) Automated Monthly:** To select this option, all previous balances must be paid, and you must **sign up for automatic withdrawal by completing side 2 of this form and returning it along with the first monthly payment, no later than January 31, 2011**. Automated withdrawal will begin February 20, 2011. Payments will be withdrawn on the 20<sup>th</sup> of each month (or the next business day thereafter) from the account on which the first check is written. **Please note: You must fill out the automatic withdrawal form, even if you were on this plan in previous years.**

If you choose the monthly payment plan, there is a monthly handling fee of \$4.46 per lot owned, which is included in the monthly payment. With the monthly payment plan, you will remain in good standing as long as payments are current.

	<u>Improved</u>	<u>Unimproved</u>
Membership Dues	\$ 615.94	615.94
Improved Property Fee	\$ 175.00	- 0 -
Handling fee	<u>49.06</u>	<u>49.06</u>
<b>Total</b>	<b>\$ 840.00</b>	<b>\$ 665.00</b>
Twelve monthly payments of	\$ 70.00	\$ 55.42

**All LMOA Members, please take note:** Owners whose dues payments are not received by January 31, 2011 or have not opted for either payment option (see above) by January 31 will be charged a 1.5% per month finance charge on outstanding principal balances and will not be in good standing until such accounts are paid in full.

## Lake Monticello Owners' Association

41 Ashlawn Boulevard, Lake Monticello, VA 22963 ~ (434) 589-8263 ~ fax (434) 589-5696 ~ website: [www.lmoa.org](http://www.lmoa.org)

## 2011 Authorization Agreement for Monthly Automated Bank Withdrawal

Date: \_\_\_\_\_

I hereby authorize **Lake Monticello Owners' Association** to initiate debit or credit (in case of withdrawal error) entries to my (our) checking or savings account indicated below. This authority is to remain in full force and effect until **Lake Monticello Owners' Association** has received written notification from me (or either of us) of its termination, and such manner as to afford reasonable time to act on it or until December 31, 2011 (whichever occurs first.)

\*A \$15.00 fee will be automatically debited to your checking/savings accounts if withdrawals are returned for Non-Sufficient Funds.

\_\_\_\_\_  
Member 1 Signature

\_\_\_\_\_  
Member 2 Signature

**Please fill out the following:**

**Personal Information (If applicable, both members' information must be filled out.) Phone number required for payment plan:**

Member No.: \_\_\_\_\_  Improved: \$70.00/month  Unimproved: \$55.42/month  
(Lot & Section)

Member 1: \_\_\_\_\_

Member 2: \_\_\_\_\_

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

Daytime Phone # \_\_\_\_\_; Cell # \_\_\_\_\_

**Financial Institution Information: If there are any changes to this, notify us immediately.**

Bank Name: \_\_\_\_\_

Branch: \_\_\_\_\_

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

Phone: \_\_\_\_\_

Account Number: \_\_\_\_\_

Transit/Routing (ABA) #: \_\_\_\_\_

Account Type: checking or savings (circle one)