



YOUR 2023 INVOICE IS ENCLOSED AND DUE 60 DAYS FROM THE INVOICE DATE

PLEASE BE SURE TO READ THOROUGHLY

February 13, 2023

To: Westview Homeowner

My name is Nikki Puzak, President of the Westview Homeowners Association Board of Directors.

The WHOA board is made up strictly of volunteer homeowners who commit to a three-year term of service to our community. In 2022 the board was successful in collecting over \$15,000 in past dues, keeping our pool open all summer, holding 3 community events, and purchased new playground equipment. Phase 2 of the playground will be installed this spring. Check out our website for pictures of the new equipment! We will need volunteers to help remove existing playground equipment. Please email us at whoaconnect@gmail.com if you are interested.

One of the many advantages of living in a community association is sharing with other members the cost certain maintenance, repairs, and amenities that are often too expensive for a single-family homeowner. All members are legally bound to share those costs.

In order to properly provide for our Association's expenses and required reserves as detailed in the association's annual budget, your Board of Directors has determined that annual dues must be increased by \$40.00 (or \$20.00 for homeowners over the age of 62 with documentation). The last dues increase was in 2015. Due to inflation, all costs have increased, especially the cost of maintaining and operating our community pool. A dues increase is necessary to maintain the community amenities we enjoy.

2022 Annual Dues: \$310 or \$155 (for homeowners over the age of 62 with documentation)

2023 Annual Dues: \$350 or \$175 (for homeowners over the age of 62 with documentation)

Please make every effort to be timely with your payment on-line or via check. Delinquencies throw the association's entire budget off course and negatively affect all members' property values and lifestyles.

*Pool tags will be issued after dues are paid. **We will not be accepting payments at the pool this year!** Payments will take 5-7 days to process.

ONLINE Payments

For convenience we have added an online payment option! Please see links below:

If you are paying your dues **2023**, please use the following link or scan the QR code:

<https://Whoa-2023-dues.cheddarup.com>

If you are paying **PAST DUES**, please use the following link or scan the QR code:

my.cheddarup.com/c/let-s-get-caught-up

PLEASE NOTE: Processing fees will apply.



Check Payments

Check Payments will take 5-7 business days to process.

Please make checks payable and mail to:

WHOA
PO Box 38212
Olmsted Falls, OH 44138

*Please be sure to include the property address on all payments to ensure proper allocation.

COLLECTION POLICY

2023 Invoices are due 60 days from the date of the invoice.

After 60 days, you will incur a \$30 late fee and receive a 2nd attempt letter and statement.

After 90 days, we will refer your account to our legal team.

Once your account is referred to our legal team you will be responsible for all past dues, late fees, and legal fees.

Collections letters, final demand letters, payment plans, lien letters currently cost \$78/each.

If no communication or payment has been made at 120 days, a lien will be placed on your home. Currently lien filling fees will be an additional \$200-\$300 depending. All legal fees are subject to change upon the discretion of the law firm.

Enclosed in this mailing is a copy of the 2023 Budget.

If you have any questions or concerns, please email us at whoaconnect@gmail.com

Sincerely,

Nikki Puszak
President/Westview Homeowners Association