



### **Important Information about Assessments**

We'd like to take this opportunity to thank each of the homeowners here in Scottsdale Ranch who have paid their 2024 Annual Assessment. By paying your annual assessment in a timely manner, you are not only ensuring that Scottsdale Ranch Community Association continues to remain in good financial standing, you are also helping to ensure that we are able to perform the many tasks and duties for which the association is responsible.

As you are probably aware, the 2024 Annual Assessment, in the amount of \$463.00, was due on January 1, 2024. Invoices were mailed to all homeowners in December 2023. Payment was considered delinquent if not received by January 31, 2024, thus giving homeowners ample time to make a payment without incurring a late fee. A 10% late fee of \$46.30 was added to any unpaid accounts on February 01, 2024.

If payment on unpaid accounts is not received by February 29, 2024, interest will be added to the account at the rate of 12% per annum, per month until the payment has been received.

If payment is not received by April 30, 2024, a lien will be placed against the property through the Maricopa County Recorder's Office, lien filing/release fees will be added to the account and further collection action may be necessary. This means that the property cannot be sold until the past due payments have been paid and having a lien filed against your property could affect your credit.

Should a homeowner's assessments continue to be delinquent, their account may be turned over to an attorney for collection action without further notice from the Association. Failure to pay these assessments could also result in the filing of a personal judgment action and the homeowner will be responsible for all attorney's fees, document recording, and any other fees incurred to collect this debt.

If your annual assessment has not yet been paid, we encourage you pay it immediately or to contact the Scottsdale Ranch Community Association administrative office as soon as possible to discuss your account and how we can work with you to bring it current. If you need to arrange a payment plan, consideration will be given. If you have any questions regarding this matter, you may email our Bookkeeper Ricki Stamos at [rstamos@scottsdaleranch.org](mailto:rstamos@scottsdaleranch.org) or call her at (480) 860-2022. We are here to work with you.

For more information on how to pay your assessment, please click [HERE](#).