

From: Westhaven Trails Community Services Association
To: All Members
Re: Payment Plan Policy
Date: March 28, 2012

Association Assessments

Section 3.19(b) of the Association By-Laws allows the Board to make assessments to defray common expenses. Pursuant to Section 9.05 of the Association Covenants, all delinquent assessments shall be enforced, collected or foreclosed through a lien upon the owner's property. Assessments come in two forms: general annual assessments and special assessments.

Payment Plan Policy

Section 3.19(b) of the By-Laws allows the Board to make assessments to defray common expenses. Furthermore, section 3.19(b) of the By-Laws allows the Board to "establish the means and methods for collecting such assessments." The "remedy" provided in the Covenants for failure to pay a fine or assessment is: "a lien upon the owner's Residential Unit(s) or vacant lot(s) and suspension of the right to vote and the right to use the Common Area." The Association is additionally authorized by Wisconsin Statute § 779.70(4) to file a claim for a maintenance lien against a member's property for failure to pay assessed dues. Therefore, effective immediately, the Association shall implement the policy of filing a maintenance lien against a property for a property owner who has a payment plan arrangement (a maximum of six months), and misses two payments within the timeframe allotted for the payment plan.