

Assessment Collection Policy
5/14/2026

Purpose:

To assure that The Meadows Community Association (MCA) collects all assessments in a timely fashion;

Assessments:

Notice of assessment is made annually to the unit owner or property owner of record. Assessments may be paid through a direct debit arrangement to assure timely payment if so authorized by the property owner.

Assessments are the primary source of revenue for MCA, used to fund operations, maintenance and improvements of all common areas and facilities of the MCA, as well as to support programs and venues for MCA residents.

All assessments are made on an annual basis computed by a formula based on the County established value of each unit.

Delinquent Assessments:

Assessments are delinquent when not paid by March 1 annually.

Delinquent assessments may become a lien against the property title if not paid in full.

Payment for which there is a rejected direct debit or returned check will be subject to late fees as well as returned check/ rejected debit charges.

A collection attempt will be made through one letter to the owner of record to the address of record. If not paid, including late charge and fees and/or applicable penalties, the MCA will begin the process to record a lien on the title in the amount owed. At this point the unit owner will be liable for collection costs and interest in addition to the assessment and late fees.

Foreclosure:

Delinquent assessments which are not paid may become subject to liens and to foreclosure proceedings in accordance with the legal notice requirements in force in the statutes.

The MCA may elect to purchase a foreclosed property at sale and resell the property after recovering all monies dues to MCA, including all costs including costs of holding and of sale.

Alternative to Foreclosure:

If a delinquent property is encumbered by a mortgage, the MCA may elect to initiate proceedings in small claims or other civil court as authorized by law, in order to collect delinquent assessments, interest, late fees and costs.