



CCACA HOA - About Fees

Annual Dues (Fiscal Year 2026/2027)

- Current association dues are \$154.50 per fiscal year.
 - The Association fiscal year runs from April 1 through March 31.
 - Dues become due and payable on April 1 of each fiscal year.

FAQ About Dues

- Dues cover the period from 1 April through 31 March of the fiscal year in which they are due.
- Dues become payable on 1 April of the fiscal year in which they are due.
 - Example: The due date for 2026/2027 dues is 1 April 2026.
- Dues notices are mailed out in March, prior to the April 1 due date.
 - Notices are addressed to the Lot number, current city record home owner of the home and mailed to the property address.
 - It is the property owner's responsibility to ensure dues are paid each year.
 - The Association is not responsible for ensuring the mailing address is correct for rental properties.
 - Your lot number is printed on the envelope containing your dues notice. If lost, you may look up your lot number on the Association website.
- Per the bylaws, the Board may adjust annual dues by up to 3% to keep pace with routine operating costs.

Reminders and Late Payments

- Per the bylaws, the Association will mail a reminder notice to any property whose dues remain unpaid 30 days after the due date (early May).
- Dues not paid by the end of June become liens against the property.

About Liens

- A lien is a legal document encumbering the property.
 - Liens are registered with the County Registrar of Deeds and are searched by title companies during refinance or sale.
 - Liens typically must be cleared before a property can be refinanced or sold.
 - Legal and filing fees are added to the lien when filed (approximately \$400).
 - Liens accrue 10% interest per annum, compounded daily, beginning 30 days after filing.
 - This grace period does not extend to consecutive liens for unpaid dues.
 - Document search and preparation fees (approximately \$140) are added when the Association is contacted by you or a title/mortgage company regarding the lien.
 - Unpaid dues can quickly escalate into hundreds of dollars in lien-related costs.



- Research and preparation for releasing a lien may delay closing on a property.

Release of Lien

- The Association will provide a Release of Lien upon payment.
 - It is the homeowner's responsibility to file this document with the County or retain it with important records.
 - The Association does not retain notarized copies and is not required to provide further evidence once the release is issued.
 - If you lose your release and it was not filed with the County, a minimum \$140 fee applies for drafting and notarizing a new release.
 - Filing information is available from the Wayne County Document Recording Office. As of early 2026, the filing fee is \$26.
 - The County will return the filed release to you, retain it carefully.

Use of Dues

- Dues fund Association expenses, primarily:
 - Maintenance of landscaping in common areas,
 - Maintenance of park equipment,
 - Snow removal in common areas,
 - Insurance and DTE
- All homeowners benefit from these services; therefore, all residents are required to pay dues.