

CANTON COUNTRY ACRES CIVIC ASSOCIATION

About Fees

cantoncountryacres.org • ccacasecretary@gmail.com

1. Annual Dues

The annual assessment for each lot in Canton Country Acres is currently —

Fee Description	Amount
Annual dues per lot (FY 2026/2027)	\$154.50

Dues are due by April 30 of each year. Homeowners are given 30 days' notice before the designated due date to allow time for payment to be received. The CCACA fiscal year runs from April 1 through March 31.

The association fee is the sole financial responsibility of each current homeowner of record. Dues are assessed per lot, regardless of occupancy status.

2. What Your Dues Cover

Association fees fund the ongoing services and infrastructure that maintain the quality and safety of our shared neighborhood. Specifically, your annual dues cover the cost of:

- Street and road repairs
- Snow plowing and salting of common roadways
- Mowing and maintenance of common areas
- Upkeep and maintenance of the park and park equipment
- Landscaping of common areas
- Signage throughout the neighborhood
- Property and liability insurance for association assets
- Park property taxes

These services benefit all residents and help protect property values throughout the community.

3. Playground Assessment

A one-time playground assessment was levied to fund the installation and improvement of playground equipment in the community park.

Fee Description	Amount
One-time playground assessment per lot	\$150.00

This assessment applies to the fiscal years 2024/2025 and 2025/2026. Homeowners who have not yet paid this assessment will see it reflected in their outstanding balance.

4. Late Fees & Interest

Any assessment not paid by the due date is considered delinquent. The following applies to overdue balances:

Fee Description	Amount
Annual interest rate on overdue assessments	6% per annum
Interest accrual	Begins after 30-day grace period
Compounding	Daily

Under the CCACA Bylaws, the Association is authorized to charge interest on any unpaid balance at a rate of 6% per annum, compounded daily, beginning 30 days after the payment due date. All interest and collection costs are the sole responsibility of the homeowner.

5. Lien Filing

If an outstanding balance remains unpaid, the CCACA Board of Directors is authorized under the Association’s Bylaws and applicable Michigan state law to file a lien against the property with the Wayne County Register of Deeds. A lien is a public encumbrance that must be fully satisfied before the property can be sold or refinanced.

Estimated fees associated with the lien process are as follows:

Fee Description	Amount
Legal and lien filing fees (approx.)	~ \$400
Wayne County recording fee (approx.)	~ \$26
Document search and preparation fees	~ \$140
Lost lien release fee (minimum)	\$140

These fees are in addition to the original unpaid balance and accrued interest, and are charged to the homeowner’s account upon filing. The Association may also pursue legal action to recover unpaid assessments, including reasonable attorney fees.

Note: Once a lien is filed, the total amount owed increases substantially. Homeowners are strongly encouraged to contact the Association before a lien is filed to discuss payment options.

6. Payment Options

The Association offers the following methods of payment:

Fee Description	Amount
Online (card or ACH)	cantoncountryacres.org/pay-dues
Zelle	ccacasecretary@gmail.com — include FY, CCACA, and Lot # in memo
Check (by mail)	Payable to CCACA — PO BOX 87201, Canton MI 48187 Memo: FY Dues / Lot #

When paying by Zelle or check, always include the fiscal year, "CCACA," and your lot number in the memo field so that your payment can be correctly applied to your account.

7. Payment Plans & Disputes

The Board understands that unexpected financial hardship may make it difficult for some homeowners to pay their balance in full by the due date. Homeowners who are unable to pay in full are encouraged to contact the Association before the deadline to request a payment arrangement.

If you believe there is an error in your account records, please submit proof of payment (such as bank transaction records or copies of cancelled checks) to ccacasecretary@gmail.com. The Board will review and reconcile your account promptly.

To reach the Board: ccacasecretary@gmail.com

This document is subject to change. For the most current version, visit cantoncountryacres.org/documents