



The Boundary Association

HELLO, HOMEOWNERS



Save The Dates

Board of Directors Meeting

June 17, 2021, 3:00 p.m.

Annual Homeowners Meeting

August 19, 2021, 3:00 p.m.

Assessment Policy

Your third quarter assessment statement will be emailed by our new property manager, Silver Mountain Properties ("SMP") on July 1, 2021. You will see a link on statement that will take you to the SMP payment portal which can also be found on their website smprop.com and under the BILL-PAY tab. Please create your account with secure user name and password (don't forget to keep that in a safe place).

The annual assessment is determined based upon an annual Budget prepared by the Board of Directors. All homeowners are obligated to pay Assessments as established by the Board.

Due Dates. Quarterly installments of the annual assessment as determined by the Association and as allowed for in the Declaration shall be due and payable on the first day of the first month of each quarter (January 1, April 1, July 1, and October 1).

Late Charges Imposed on Delinquent Installments. An installment of the annual assessment shall be past due and delinquent if not paid by the 15th day of the month in which it is due. The Association shall impose a twenty dollar (\$20.00) late charge on the outstanding or past due balance then due the Association. An additional twenty-dollar (\$20.00) late charge shall accrue during

each and every subsequent monthly period that the assessment remains unpaid.

Interest. Delinquent assessments, fines or other charges due the Association shall bear interest at the rate of eighteen percent (18%) per annum from the due date until paid. All late charges and interest charges shall be due and payable immediately, without notice, in the manner provided for payment of assessments.

Return Check Charges. In addition to any and all charges imposed under the Declaration and the Rules and Regulations of the Association, a fee of \$20.00 shall be assessed against an Owner in the event any check or other instrument attributable to or payable for the benefit of such Owner is not honored by the bank or is returned by the bank for any reason whatsoever, including but not limited to insufficient funds.

REMINDER

Any work done outside your home needs to be reviewed and approved by The Boundary Association (board@theboundary.org) and RVR General Manager Sterling Page (gm@rvrcommunity.com) **before the work begins**. Home improvements you'll want to discuss include exterior finishes, removing dead trees, planting new trees, patio enhancements, erecting permanent play equipment, statues, or any type of structure. More complex improvements on your lot may require approval of the RVRMA Design Review Committee.

Kind regards,

Your Volunteer Board of Directors

Tom Cooney - President

Elaine Grossman - Vice President & Secretary

Carl Hostetter - Treasurer

Email: board@theboundary.org

The Boundary Website

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