

Charmae Springs HOA
823 Arthur #295 Caldwell ID, 83606
charmaespringshoa@gmail.com

TO: All Homeowners
FROM: Board of Directors
DATE: November 21, 2025

2026 Official Annual Disclosure of Fees

This notice serves as your Charmae Springs HOA official disclosure of annual fees and any other fees each member may be responsible for in conjunction with the Annual Assessment.

Your invoice for the 2026 Annual Assessment of \$200.00 is enclosed and Due January 1, 2026. If you have unpaid fees from prior years your invoice will include those.

If your 2026 Annual Assessment payment is not received by January 31, 2026 your account is considered delinquent and will accrue an interest fee of six percent (6%) per annum for the delinquent assessment amount. If your payment is more than 90 days late, the association may take further actions afforded by the CCRs, Section 9.6 & 9.7. In the event legal counsel is needed by Charmae Springs HOA you may also be responsible for attorney fees.

Schedule of possible additional charges for delinquent accounts is below:

Certified Delinquency Correspondence (Final Demand/Intent to Lien Notice)	\$150.00ea
Delinquent Homeowner Title Research, Lien Preparation Filing	\$150.00ea (Current actual cost)
Release of Lien Filing	\$150.00ea
Attorney Collection Referral Package	\$150.00ea
Any and all Attorney Fees for Delinquent Accounts	Can be Upwards of Over \$500.00
Returned Check/Chargeback Fee	\$35.00ea
Certified Mail Processing	\$35.00ea

Schedule of Charges for the Prospective Buyer when there is a change in ownership of property. These fees are in addition to any unpaid fees or liens existing on the property.

Transfer Fee (written to the HOA)	\$250.00ea
New Homeowner Origination Account Fee (written to the HOA)	\$175.00ea

If you pay by credit card go to our website CharmaeSpringsHOA.org and select the pay button. There is a **\$7.00 surcharge** for paying by credit card to cover our cost of having it processed. If paying by check or bill pay through your bank make it out to Charmae Springs HOA, include your account number (on your invoice) or the property address, and mail to Charmae Springs HOA 823 Arthur #295 Caldwell, ID 83606.

Sincerely, your Board of Directors