

WHITEFORD, TAYLOR & PRESTON L.L.P.

JESSICA G. MANNING
ASSOCIATE
DIRECT LINE (703) 573-1238
DIRECT FAX (703) 259-6533
jmanning@whitefordlaw.com

3190 FAIRVIEW PARK DRIVE, SUITE 800
FALLS CHURCH, VA 22042
MAIN TELEPHONE: (703) 280-9260
FAX NUMBER: (703) 280-9139

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WWW.WHITEFORDLAW.COM
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November 13, 2024

Via First Class, Electronic and Certified Mail: JosephOrt@hotmail.com

Joseph M. Hoffman
6621 Wakefield Drive, Unit 211
Alexandria, VA 22307

**Re: Notice of Intent to Record a Lien
River Towers Condominium Unit Owners Association, Inc.
6621 Wakefield Drive, Unit 211, Alexandria, VA 22307
WTP No.: 089742.00353**

Dear Owner:

This firm represents the River Towers Condominium Unit Owners Association, Inc. ("Association"). The purpose of this letter is to provide you with notice of the Association's intent to record a Memorandum of Lien for unpaid assessments against your property located at 6621 Wakefield Drive, Unit 211, Alexandria, VA 22307 ("Property") for the period of time described below.

Pursuant to Virginia Code § 55.1-1966, you are hereby notified that the assessments levied by the Association against the above-referenced Property are past due and that a memorandum of lien will be recorded against the Property in the land records of Fairfax County after at least ten (10) days have passed from the date of this letter. Please note that this deadline does not affect your ability to exercise your rights bolded below.

Please note that, pursuant to Virginia Code §55.1-1966, the memorandum of lien can be recorded for unpaid assessments that accrued for the past three months from the date the lien is recorded. **As such, the memorandum of lien will be recorded for the assessments that accrued from August 23, 2024, through November 12, 2024, in the amount of \$2,546.00.** Enclosed is a statement of account that shows the amounts to be recorded in the memorandum of lien.

If you wish to make payment, please send it made payable to "River Towers Condominium Unit Owners Association, Inc." to our office at the following address:

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Whiteford, Taylor & Preston LLP
Attention: Shakhnoza Tokhtakhunova
3190 Fairview Park Drive, Suite 800
Falls Church, Virginia 22042

If you have any questions, please contact Shakhnoza Tokhtakhunova, Community Association Paralegal, at STokhtakhunova@whitefordlaw.com.

Under the Fair Debt Collection Practices Act, 15 U.S.C. Section 1692(g), unless you, within thirty days after receipt of this notice, dispute the validity of the debt, or any portion thereof, the debt will be assumed to be valid by our office. If you notify our office in writing within the thirty-day period that the debt, or any portion thereof, is disputed, we will obtain verification of the debt or a copy of a judgment against you and a copy of such verification or judgment will be mailed to you by our office. Upon your written request within the thirty-day period, our office will provide the name and address of the original creditor, if different from the current creditor. Please note that the law does not require us to wait until the end of the aforementioned thirty-day period before commencing efforts to collect this debt.

Sincerely,

/s/ Jessica G. Manning

Jessica G. Manning

Enclosure

JGM/st

Account Name: Hoffman, Joseph M.
 Unit Address: 6621 Wakefield Drive, Unit 211, Alexandria, VA 22307
 Association: River Towers Condominium Unit Owners Association, Inc.
 Firm File No: 089742.00353 Mgmt Co File No:
 11/12/2024 8:51:11 PM

Whiteford, Taylor & Preston, LLP
 3190 Fairview Park Drive, Suite 800
 Falls Church, VA 22042
 Phone: (703) 280-9260

Category Details

Date	Type	Description	Acceleration	Payment/Credit	Row Total	Running Balance
09/11/2024	Payment Rcvd by WTP	0000895019		(\$30.00)	(\$30.00)	\$2,546.00
09/04/2024	Payment Rcvd by WTP	0000895018		(\$30.00)	(\$30.00)	\$2,576.00
08/26/2024	Payment Rcvd by WTP	000895016		(\$30.00)	(\$30.00)	\$2,606.00
08/23/2024	Acceleration	Remaining assessments accelerated through December 31, 2024.	\$2,636.00		\$2,636.00	\$2,636.00
Totals			\$2,636.00	(\$90.00)	\$2,546.00	