

Desert Views / Four Peaks Homeowners Association

Annual Dues Collection Policy

Updated October 2024

1. Dues are payable annually on January 1st
2. Dues are deemed late if received after January 1st. Dues received on or after February 1st will be assessed a late fee.
3. Late fees will be 10% of the assessment amount. For example, for the 2025 assessment (\$620) the late fee will be \$62.00.
4. A Written Notice of Intent to Lien will be mailed to the Owner after the sixtieth (60) day following the assessment due date. The owner is assessed a fee for the preparation of the notice of intent to lien and the owner is responsible for paying this fee.
5. In the event dues are not paid in full within 6 months of the due date, a lien will be placed on the property for the delinquent amount due plus late fees, lien filing fees and any associated Legal fees. A lien will stay in place against the property until such time as the account is paid in full.
6. After the one hundred and twentieth (12) day following the assessment due date, if the account is delinquent after a lien notice is recorded on the property, a final demand letter fee is assessed and a final demand letter will be mailed to the owner.
7. Checks are to be made payable to Desert Views / Four Peaks HOA
8. Checks are to be mailed to (must include the account number for your property):

Desert Views/ Four Peaks

PO BOX 98167

Phoenix, AZ 85038-0167

ALL PAYMENTS WILL BE APPLIED TO THE ACCOUNT AS FOLLOWS

1. Delinquent dues and / or assessments
2. Lien fees
3. Late charges
4. Fines



Desert Views/ Four Peaks
at Troon Village

There will be a \$35.00 charge for checks returned for insufficient funds or other reasons.

Dated this day of October, 2024.

Desert Views / Four Peaks Board of Directors

Cindy Johnston

Gwen Buck

Joe Nychay

Mike Handley

Carina Nehren