

2023 Dues Billing Notice

Make check to : Black Rock Development Owners Association, Inc.
P.O. Box 14
Merry Hill, NC 27957

December 28, 2022

Dear Black Rock Property Owners,

First, we thank the membership for your help in 2022. Ninety-eight percent of the HOA dues were paid on time. That makes managing the HOA easier and better. We appreciate that great support from our community! At the 12/3/2022 annual member meeting, the 2023 budget and dues assessment were approved by our membership. Minutes will be available at our website: www.blackrocknc.us.

Dues for 2023 are \$510 per lot. As of January 1, 2023, owners owe Annual Dues. The HOA cannot pro-rate dues between buyers and sellers. Closing attorneys must do that for lots sold prior to dues being paid in 2023. Please submit dues to the PO address above. Members assumed control of the management of the HOA in 2010. Average annual dues have increased by 1.5% from 2011- 2023. Reserves are growing for future asset maintenance. Home and lot sales were great in 2022, new construction continued, and community amenities maintained. Dues continue below local comparisons. All this is detailed on the website annual meeting information. Call me if you do not know how many lots you owe for.

Key dates for the payment timeline & process are reviewed below:

Start	HOA Dues notice for 2023 sent to membership
3/1	Payment is due (not past due until 3/16 when late fees begin)
3/15	Payment postmarked by 3/15 - no late fee. After 3/15, \$40 late fee, past due notice #1 sent
4/15	Payment postmarked by 4/15 - \$40 late fee. After 4/15, \$80 late fee, past due notice #2 sent
5/15	Payment postmarked by 5/15 - \$80 late fee. After 5/15, \$120 late fee, past due notice #3 sent
6/1	Final Notice of Lien mailed to all owners with dues and or late fees not paid
6/15	Payment postmarked by 6/15 - \$120 late fee. After 6/15, \$160 late fee, past due notice #4 sent
6/31	Payment not postmarked by 6/31 - Lien filed (\$100 added lien fee) today or following Monday

Any dues paid & check returned will require a \$35 returned check charge & then payment must then be made by certified bank check. Thank you in advance for your help in meeting the due date.

Please complete the attached form and return it with your payment.

Dues deposits will be made every 2 weeks until all are paid. To save on postage, no receipts are mailed. If you wish to verify your payment, send an email to johnandcindydavis@gmail.com or call me at 252-339-1077 for confirmation.

\$510 is owed for each deeded lot owned on 1/01/2023. Please feel free to contact me with any dues or budget questions.

Grass Change 2023 – Vacant lot owners please note, the full lot (to the bulkhead where applicable) must be cut every 2 weeks in growing season. Please advise your mowing contractor of this requirement. Thanks for the improvements in mowing compliance in 2022. In 2023, The first HOA high grass warning cut will cost \$100, subsequent HOA high grass cuts have a \$100 HOA cut fee **and a \$100 high grass fine or \$200 in total**. This should remedy the few contractors who insist on cutting once per month. Owners have responsibility to ensure contractors cut biweekly.

END of Notice