

2025 Dues Billing Notice One Lot
Black Rock Development Owners Association, Inc. (BRDOAI)
P.O. Box 14
Merry Hill, NC 27957

December 31, 2024

Dear Black Rock Property Owners,

Thanks for your help in 2024. Ninety-nine percent of the HOA dues were paid on time. That makes managing the HOA easier and better. At the 12/3/2024 annual member meeting, dues were approved at \$550 per lot. This was approved by the membership present. Minutes will be available at our website: www.blackrocknc.us.

Dues for 2025 are \$550 per lot. Annual dues are due on 1/1/2025 and payable no later than 3/16/25 without penalty. Owners of record 1/1/2025 owe Annual Dues. The HOA cannot pro-rate dues between buyers and sellers. Closing attorneys handle prorations for lots sold prior to dues being paid in 2025. Please submit dues to the PO address above. Members assumed management of the HOA in 2011. Average annual dues have increased by 1.96% from 2011- 2025. Reserves are growing for future asset maintenance. Home and lot sales continued strong in 2024, new construction continued, and community amenities were maintained. Dues continue below local comparisons. All this is detailed on the website in the 2024 annual meeting information.

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

Start	HOA Dues notice for 2024 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 contact section & return it with your payment. Email communication saves money.

Dues deposits will be made every 2 weeks until all members have paid. To save on postage, no receipts are mailed. If you wish to verify your payment, send an email to jaymhenn@gmail.com or call me at **703-447-0820 for confirmation.** \$550 is owed for each deeded lot owned on 1/01/2025.

You own 1 lot, so your dues are \$550 for 2025. Please feel free to contact me with any dues or budget questions.

High Grass 2025 – Our community is noted for being well groomed. Vacant lot owners please note, the full lot (to the bulkhead where applicable) must be cut every 2 weeks in the growing season. Please advise your mowing contractor of this requirement. If the HOA cuts a non-compliant lot, the charges are per the rules on the website. Larger lots cost more. There are fines if the HOA cuts a 2nd time in one season.

Thanks for your help,
Jay Henn, Black Rock HOA Treasurer

Please Return this information with Dues:

Member Contact Information. When a second email is provided, we will send all email communications to both owners who have emails on file.

Owner Name: #1_____

Owner Name #2_____

USPS Mailing address (for official business): _____

Owner #1 Email Address: _____

Owner #2 Email Address (if desired): _____

Owner #1 phone #: _____

Owner #2 phone # (if desired): _____

Lot address in community (if known) _____