

# 2019 Royal Forest HOA (Phases 4-6) Invoice Notice

May 2019

Greetings Homeowners,

As we come into a new fiscal year, we wanted to inform you that this year's HOA fee invoices have recently been sent and will include an increase of \$10 over last year. We greatly appreciate your contributions to maintaining our beautiful neighborhood and thank you for your payment by the due date. We also wanted to bring to your attention that we unfortunately have some households that that have been overdue for some time (see table below). We understand that short term financial issues can happen and would appreciate if you contact the Association should this ever be the case. However, there is absolutely no excuse for consistently ignoring invoices year after year. You can see from the table below that we have 5 households that haven't paid in over 6 years which cannot be tolerated. Liens have been placed on these homes and we plan to take legal action should this behavior continue. These households will get separate letters detailing the next steps. Thank you again to those of you that take the responsibility of paying your dues on time every time.

<b>Past Due</b>	<b># of Households</b>	<b>Amount</b>
1 year	4	1,907
2 years	2	1,247
3-5 years	0	-
6-9 years	3	9,316
≥ 10 years	2	9,993
<b>TOTAL</b>	<b>11</b>	<b>22,462</b>

The HOA Board asks that all questions and concerns be submitted via the Royal Forest Board email ([royalforestboard@yahoo.com](mailto:royalforestboard@yahoo.com)).