

SANDS MCCORMICK TOWNHOMES ASSESSMENT NOTICE FOR FY 2026/2027

November 14, 2025

After careful consideration, the SMTA Board has decided to keep the amount of your Association's annual assessment the same for the 2026/2027 fiscal year which begins February 1, 2026. Our cash reserves are healthy enough to keep this level of assessment. **This is the 4th year in a row without any increase.** Your board is very disciplined in controlling expenses, and have donated many hours doing small tasks ourselves rather than paying vendors for projects. As we work to improve your neighborhood, we try to prioritize homeowners' needs over infrastructure improvements.

The FY 2026/2027 assessment amount is \$2,000.00. Payment details are below.

Annually: \$2,000.00 due by 02/01/2026
Semi-annually: \$1,000.00 due by 02/01/2026 and 08/01/2026
Quarterly: \$500.00 due by 02/01/2026, 05/01/2026, 08/01/2026 and 11/01/2026

ANNUAL ASSESSMENT INVOICES WILL BE SENT OUT APPROXIMATELY THE MIDDLE OF DECEMBER VIA EMAIL TO ALL HOMEOWNERS. THE BOARD PREFERS THAT THE ASSESSMENT BE PAID ANNUALLY OR SEMI-ANNUALLY IF POSSIBLE. Electronic payments using **ZELLE** in lieu of paper checks is the preferred method of payment. **ZELLE** is a free service offered by most banks. From your online banking page, choose **ZELLE**, type in our email address: treasurersmta@gmail.com and follow the links. Checks can be made payable to Sands McCormick Townhomes Association. Mail checks to: **Treasurer SMTA, 8720 E San Rafael Drive, Scottsdale, AZ 85258**

If you want to make assessment payments using a Bill-pay service directly from your bank account, please make sure your payments will arrive by the due date for the correct amount. Homeowner assessments are the main revenue source available to pay your HOA's bills.

PLEASE NOTE: A 1% PER MONTH LATE FEE WILL BE ASSESSED FOR DUES RECEIVED 15 DAYS AFTER DUE DATE. Article V. Assessments, Section 9, entitled "Effect of Nonpayment of Assessments and Remedies of the Association" in our CC&R's states clearly in (a) "any assessment or installment thereof which is not paid within (15) days of its due date shall be deemed delinquent and shall bear interest from the date of delinquency at the rate of twelve percent (12%) per annum from the date of delinquency and may be subject to a late fee, as established by the Board and as permitted by applicable law."

Please watch for additional information regarding board elections and our Association's Annual Meeting in March.

Thank you for your cooperation.
SMTA Board of Directors