

SANDS MCCORMICK TOWNHOMES ASSOCIATION
ASSESSMENT NOTICE FOR 2024-2025

November 28, 2023

After careful consideration, the SMTA Board is keeping the amount of the Association's annual assessment the same for the 2024-2025 fiscal year which begins February 1, 2024. Your board has been very disciplined in controlling expenses. We have spent many hours doing tasks ourselves rather than hiring vendors to do many things. We've tried to improve your neighborhood, but always prioritizing putting people first over infrastructure improvements.

The new 2024-2025 annual assessment amount is \$2,000.00. Payment options are below.

Annually: \$2,000.00 due by 02/01/2024
Semi-annually: \$1,000.00 due by 02/01/2024 and 08/01/2024
Quarterly: \$500.00 due by 02/01/2024, 05/01/2024, 08/01/2024 and 11/01/2024

ANNUAL ASSESSMENT INVOICES WILL BE SENT OUT APPROXIMATELY THE MIDDLE OF DECEMBER VIA EMAIL TO ALL HOMEOWNERS. OUR PREFERENCE IS THAT THE ASSESSMENT BE PAID ANNUALLY OR SEMI-ANNUALLY IF POSSIBLE. Please consider using **Zelle** in lieu of paper checks. It is much easier and safer, and offered by most banks. From your online banking page, choose **Zelle**, type in our email address: treasurersmta@gmail.com and follow the links. This is a free service. Checks can be made payable to Sands McCormick Townhomes Association and mailed 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. Checks may also be dropped off in person at the Treasurer's address 8715 E San Rafael Dr as well. Please remember that assessments are the main revenue source available to meet our financial expenditures and are like mortgage and auto loan payments.

PLEASE NOTE: A 12% LATE FEE WILL BE ASSESSED FOR DUES RECEIVED 30 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 February.

Thank you for your cooperation.
SMTA Board of Directors