

2024 Annual Dues & Assessment Statement Northville Colony Estates 3, 4, 5

Dear Homeowner,

Each year, the homes of Northville Colony Estates 3, 4, 5 (NCE 3, 4, 5) are assessed an annual fee to finance improvements and maintain the services in our association. The total amount due for calendar year 2024 (January 1 to December 31) is \$280 (\$240 plus \$40 Building & Use- Section 16 assessment).

The \$280 payment must be **RECEIVED BY CLOSE OF BUSINESS ON THE DUE DATE** OF **February 15, 2024** to avoid the tiered late penalty fee per the bylaws similar to the Northville Township policy for payment of water bills. Failure to receive the check by due date does not waive the penalty regardless of the postmark. Allow 15 business days when mailing your payment or authorizing online bank check payment. The "Received By Date" applies to all payment methods (mailed check, bank check, PayPal, etc.).

Please make your check or money order payable to **Northville Colony Estates 3-4-5** and return to:
Northville Colony Estates 3-4-5 P.O. Box 211, Northville, MI 48167

You may also Pay through PayPal by accessing our website at: www.nce345.org
Click the Payments Tab. PayPal will charge you a fee for this service.

Payment Received	Received By Date	Billed Amount	Tiered Late Penalty	Total Due by Check	Tiered Late Penalty Calculation	Online PayPal Fee
By Due Date	2/15/2024	\$ 280	\$ -	\$ 280	On Time	\$10.63
1-14 days after due date	2/29/2024	\$ 280	\$ -	\$ 280	Grace Period	\$10.63
15-29 days after due date	3/15/2024	\$ 280	\$ 140	\$ 420	50% of \$280	\$15.70
30-59 days after due date	4/14/2024	\$ 280	\$ 280	\$ 560	100% of \$280	\$20.76
60-89 days after due date	5/14/2024	\$ 280	\$ 560	\$ 840	200% of 280	\$30.88
90-119 days after due date	6/13/2024	\$ 280	\$ 840	\$ 1,120	300% of \$190	\$41.01
120 days after due date*	6/14/2024	\$ 280	\$ 1,120	\$ 1,400	400% of \$190	\$51.13

*Lien placed on real estate property. All associated costs (legal, recording fees, etc) added to Total Amount

Payments received after February 15, 2024 must include the late penalty per the above table.

In cases of hardship or extenuating circumstances, the **homeowner is responsible** for contacting the Treasurer and/or President to work out a payment plan for the amount due including the accrued penalty on date of contact.

Thank you in advance for supporting our subdivision.

Please detach and enclose with payment payable to: **Northville Colony Estates 3-4-5**, P.O. Box 211, Northville, MI 48167. Make sure payment is received by **February 15, 2024**. **Online banking** checks typically take **14 days** to be received. Online banking sent checks received after the due date will result in the Tiered Late Penalty. PayPal online payment is encouraged. For mailed checks, completing the payment slip with Lot # aids in crediting your payment.

Name _____

Address _____

Lot # _____ (Look up on Back) Check # _____ Phone # _____

Email _____ (Print Clearly)

Amount Enclosed: \$280 plus \$ _____ (Late Penalty-Consult Table) = \$ _____ Date: _____

Treasurer HOA Memo: Date Received: _____ Amount Received: _____