

Scottsdale 2000 Condominium Association
c/o Vision Community Management
16625 S. Desert Foothills Pkwy
Phoenix, AZ 85048
Office: (480) 759-4945 Fax: (480) 759-8683
scottsdale2000@wearevision.com

November 13, 2017

RE: 2018 Association Budget

Dear Homeowner:

The Board of Directors recently reviewed the current year's budget and actual expenses. All operating expenses projected for the coming year, as well as reserve contributions for future capital expenditures, were considered. Enclosed please find the approved 2018 budget. **The 2018 monthly assessment is \$175.00.**

Your billing statement is enclosed. Prompt payment of assessments is necessary to ensure the association has necessary funds available to operate and maintain the community.

If you choose to utilize auto pay, visit www.WeAreVision.com to download a form or contact our office. If you are already on auto pay, please note the assessment amount will be withdrawn from your account on or around the 10th of each month.

If you utilize online bill pay through your banking institution, please make sure to adjust your assessment amount for the new amount. Please make your check payable to your association and reference your account number on your check. Please send payments to:

Scottsdale 2000 Condominium Association
P.O. Box 65422
Phoenix, AZ 85082-5422

Please note the above address is a bank lockbox. Do not send any correspondence to this address; it will not be forwarded to our office.

On behalf of the Board of Directors and Vision Community Management, we wish you the very best during this holiday season. If you have any questions, please do not hesitate to contact us.

Sincerely,

Vision Community Management
On behalf of the Board of Directors
Scottsdale 2000 Condominium Association

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RESOLVED, that the following **ASSESSMENT COLLECTION POLICY** shall be adopted effective immediately:

LATE FEE: A late fee equal to 10% of the assessment installment amount may be charged to any account that shows an assessment or installment of an assessment not paid within ten (10) days of the due date.

Assessment Collection Schedule:

1. Written late notice sent to the property owner on or after the 10th day of the first unpaid assessment informing them that the account is delinquent and that a late fee may have been applied. All letter fees are the responsibility of the property owner.
2. Written collection and intent to lien letter sent to the property owner on or after the 45th day of the first unpaid assessment informing them that the account is delinquent, that a late fee may have been applied and the account may be referred to the association's collection agent for further action including a notice of lien being recorded. All letter fees are the responsibility of the property owner.
3. Any account with an unpaid balance of assessments and other charges at least 60 days past-due may be transferred to the association's collection agent for commencement of collections and a notice of lien may be recorded. All fees and costs incurred are the responsibility of the property owner. At any time during this process the homeowner may request to enter into a payment plan for all outstanding assessments and fees. The association may not release its lien until such time as all assessments, late fees, related collection costs and legal fees have been paid in full.
4. For any account with an unpaid balance of assessments and other charges that is 90 days or more past-due, one of the following processes may occur:
 - At the discretion of the board of directors, accounts may be referred to small claims court to obtain a personal judgment against the owner(s) of the lot whose responsibility it is to bring the account current. All collection fees and court costs are the responsibility of the property owner,

-OR-

- At the discretion of the board of directors, accounts may be referred to the association's attorney for further collection activity including, but not limited to, lawsuit and foreclosure. All legal fees, collection fees, and court costs are the responsibility of the property owner.

Foreclosure Collection Procedure:

- At the discretion of the board of directors, lots foreclosed upon with balances owed may be referred to the association's collection agent for further action including, but not limited to, a lawsuit to obtain personal judgment against the owner(s) of the lot whose responsibility it was to bring the account current at the time of foreclosure. All collection, court costs, and legal fees are the responsibility of the debtor,

-OR-

- At the discretion of the board of directors, lots foreclosed upon with balances owed may be referred to an outside collection agency for further collection action including, but not limited to, a lawsuit to obtain personal judgment against the owner(s) of the lot whose responsibility it was to bring the account current at the time of foreclosure. All collection, court costs, and legal fees are the responsibility of the debtor.

Unless otherwise directed by the property owner or in accordance with a written stipulated agreement and/or judgment, payments will be applied to an account as follows (pursuant to Arizona Revised Statutes):

1. Past due assessments
2. Late Charges
3. Collection Fees (Demand Letter/Lien/Collection Agency/Skip Trace/Court Fees)
4. Legal Fees/Costs
5. Monetary Penalties/Certified Mail Fees

The board of directors may decide not to consider a waiver request for lien fees, collection costs, or attorney fees incurred on an account where the assessment was not paid in accordance with the Assessment Collection Policy through no fault of the association or its agent.

Payment plans will be accepted under the following conditions:

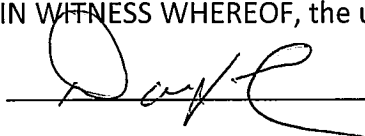
Payments made without benefit of a properly executed payment plan will not be construed as a payment plan and collection activity may be initiated in accordance with the Assessment Collection Policy.

Late fees as provided in the Assessment Collection Policy may not be charged during the term of the payment plan if payments are received in accordance with the plan.

A minimum payment plan equal to the current assessment installment plus one-twelfth of the current account balance will be accepted on a monthly basis. All other payment plans are subject to approval by the board of directors.

A lien may be filed and legal collection proceedings may be implemented upon default of a payment plan with no further notice to the property owner.

IN WITNESS WHEREOF, the undersigned have executed this consent as of 11/10, 2017.



For the Board of Directors
Scottsdale 2000 Condominium Association