

The Village at Johnston Station Town Home Owners Association

## NOTICE OF SPECIAL ASSESSMENT FOR ROOF REPAIR

**\$3,000 due June 1, 2024**

Legal Notice - Tuesday, March 12, 2024

### Frequently Asked Questions:

#### **PAY BY CHECK:**

Will all unit owners receive a hardcopy invoice in the mail from Community Financials (HOA accounting service), with a special assessment statement & return envelope to pay by check?

Yes

*Remember to put the words "Special Assessment" and your Community Financials account number on your check!*

#### **PAY BY CREDIT CARD:**

Can unit owners pay by credit card?

If the amount of the payment does not exceed the payment processor's max daily limits, unit owners can pay it online. Please note there is a processing fee for payments using a credit card.

*After paying online, wait up to a day for the transaction to be completed.*

**Community Financials (HOA accounting service)** Homeowner Support: (833) 266-3646 option 1

<https://comwebportal.com/login>

**For units being sold with a closing date prior to June 1, 2024 is the Special Assessment due at the real estate closing?**

Yes

**Can unit owners make partial payments prior to the due date?**

Yes

**Do all units have the same dollar amount for the Special Assessment?**

Yes

**Does the existing HOA collection policy apply to the Special Assessment?**

Yes

**What is the HOA collections policy?**

15 days late \$25 late fee and \$10 admin fee

45 days late \$25 late fee and \$10 admin fee

75 days late \$25 late fee and \$10 admin fee and \$39 collection fee, account sent to collections for lien/foreclosure.

**What are the monthly association dues for 2024?**

The monthly association dues for 2024 will remain the same. \$225 per month.

This Special Assessment for Roof Repair is **in addition** to the already established monthly association dues.

**How can unit owners communicate with the Board of Directors?**

Write to the PO BOX or attend a Board Meeting. The Board Meeting schedule for next few months:

**Monday, March 25 6:30pm at Johnston Public Library**

**Monday, April 29 6:30pm at Johnston Public Library**

**Monday, May 20 6:30pm at Johnston Public Library**

Also see the Community Financials portal folder "Board Meeting Schedule" or see the occasional email newsletter from the Board of Directors titled "Village at Johnston Station News".

Village at Johnston Station HOA

P.O. BOX 1115

Johnston, IA 50131

*do not send roof repair special assessment funds to this PO BOX address.*