

Present status of Delinquent Accounts as of 10-26-10

A total of eight homeowners collectively owe the subdivision a total of: **\$14,881**

In order to collect this amount, which is legally owed by these eight homeowners, the trustees concluded it was in everyone's best interest to pursue the issue in court despite the fact our indentures, as currently written, do not allow us to assess or collect court costs in our efforts to collect monies due. Our Homeowner Assessments are used to help run this subdivision which includes:

- mow the common grounds
- maintain the pool
- remove trees and repair homeowner fences when trees from the common grounds fall and damaged property
- pay for insurance and other costs as detailed in this month's Financial Statement.

To date, WGV-S has spent the following to collect these funds:

- \$756 initial court filing
 - \$144 for Deputy Sheriffs to serve notices
 - \$56 lawyer consult
 - \$140 special server as those living at one address refuse to disclose the whereabouts of the property owner
- = \$1096 – *additional costs will be forthcoming as this plays out.*

NOTE: as legally directed by our indentures, City and Village Tax Office (the entity which collects the assessments, maintains the funds, pays our bills as directed by the Treasurer, etc.) files for liens against any property which does not pay its assessment within 45 days of the annual notice being received in the mail. In most instances, the homeowners pay the assessments and associated late fees within a short period of time. However, these eight homeowners were chosen as each owed at least \$1,000.00 and in one case as much as \$3,647.00!

To date, we have received court judgments against seven of the eight homeowners with agreements, in most cases, to pay outstanding balances within one year and to remain current on their upcoming assessments. If we could someday change our indentures to allow for court costs, WGV-S Subdivision would not pay any costs associated with collection of past-due assessments. More on this issue in the coming year.