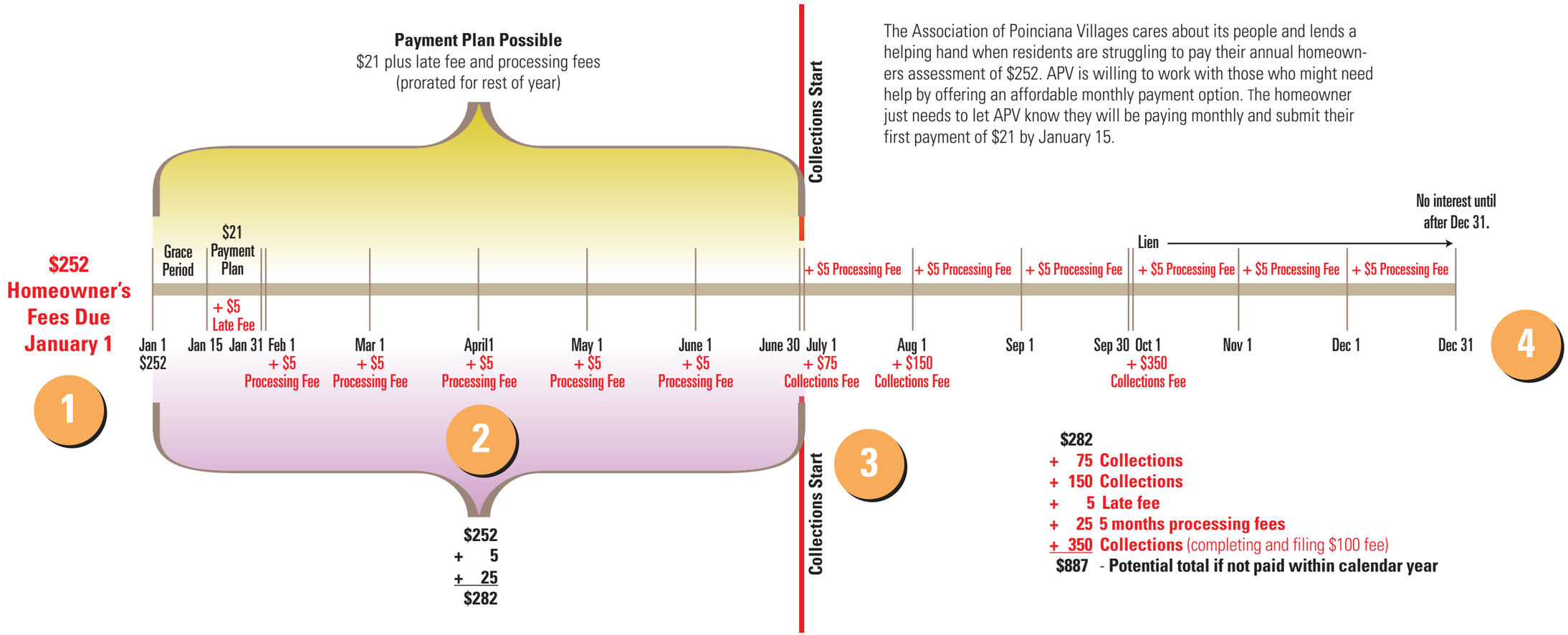
# APV Homeowner's Dues Payment Process*

*As of January 14, 2016*




The Association of Poinciana Villages cares about its people and lends a helping hand when residents are struggling to pay their annual homeowners assessment of $252. APV is willing to work with those who might need help by offering an affordable monthly payment option. The homeowner just needs to let APV know they will be paying monthly and submit their first payment of $21 by January 15.

**$282**
**+ 75 Collections**
**+ 150 Collections**
**+ 5 Late fee**
**+ 25 5 months processing fees**
**+ 350 Collections** (completing and filing $100 fee)
**$887 - Potential total if not paid within calendar year**

**1** Every December, each APV member receives an invoice denoting how much in association assessments they must pay for the following year. The resident must then pay dues by January 15 if they want to avoid any late fees. As mentioned, the Association allows for a payment option of $21 a month or 70 cents a day, the homeowner just needs to let APV know they will be paying monthly and submit their first payment of $21 by January 15.

Residents are able to sign up for the monthly payment option at any time before June 30, as long as their dues are up-to-date. For example, if a resident comes to APV requesting to pay monthly, he or she must make sure that dues from January through March are paid in full before notifying the Association he/she will pay monthly.

**2** If a member is late on the homeowner's association dues between January and June, the assessment is NOT turned over to a debt-collections agency. However, a late fee of $5 is added to the bill along with a processing fee for each month in which a payment is late or no payment is received. That means a homeowner is able to get his or her account up-to-date before July 1 for only an additional $25 in processing fees in addition to the yearly association dues.

**3** After June 30, the late assessment is turned over to a third-party debt-collections agency and a $75 fee is attached to the amount owed. On August 1, an additional $150 collection fee is added on to member dues if the resident has not paid off his or her assessment in full.

**4** A lien is placed on the resident's assessments with filing fees and administration fees added to the amount owed if no attempt to pay off dues is made by October 1. After December 31 the following year's dues are also added to debt owed. The Board of Directors will then decide if APV should proceed with legal action or the Board of Directors might decide to sell the debt to a debt-collections agency. If the debt is sold to the debt collections agency, the collections agency may initiate a lien foreclosure. A lien foreclosure is not the same as a mortgage foreclosure. APV doesn't have the authority to foreclosure on a homeowner's mortgage.

**Does not include any fines related to covenant violations or enforcement and subject to change at the discretion of the Board of Directors.*