

GSHA Billing Policy

Effective 1 January 2022

The annual dues of Gowdy Shores Homeowners Association members as determined from time to time by the Board of Directors and any fines or penalties shall be paid and assessed as follows:

1. The annual dues shall be paid each year in a single installment, with no deductions.
2. The annual invoice shall be sent to members by January 15th. Payments are due by April 15th.
3. Statements of unpaid balances will be sent on or about the 15th of March. Such statements will include a notice stating that a late fee of \$50 shall be assessed on April 15th if the dues remain unpaid as of that date. Such late fees shall be assessed and payable notwithstanding whether the March statement shall have been sent or received.
4. Additional \$50 late fees shall be assessed each subsequent year on April 15th until the total amount of all unpaid annual dues and all late fees owed is paid in full.
5. A notice of delinquency will be mailed on April 15th of the subsequent year. If the default is not cured within ten (10) days of the mailing date, a lien will be filed against the property and recorded with the Berrien County Register of Deeds. The Member will be assessed a \$100 processing fee and all attorney fees and court costs incurred by the Gowdy Shores Homeowners Association, all of which will be included in the lien balance.
6. Hardship cases. A lien will be placed on all hardship cases that remain unpaid after July 15th of the current year. All fees listed above, except the late fees, will be included in the amount due.