Resident's Association Fees (RA) – Collection Policy – Cover Letter

The policy going forward in respect of delinquent accounts is attached. The key changes to the CCRA Collections Policy are listed below for your reference.

NEW - **NO NOTICE REQUIREMENT**

- RA Accounts will no longer be issued a Reminder Notice after the account has been deemed late by 30 days. The responsibility of RA dues falls on each owner. In the past, reminder notices were used as an excuse to pay late claiming no notice was received. The CCRA will now rely on the encumbrance on each title as the means of enforcement and collection including legal collection means.
- The CCRA reserves the right to send out a letter which will be sent to the individual(s) and institutions (if any) on the property title notifying them of the current arrears.

LEGAL ACTION

- RA Accounts that remain delinquent, will be referred to Bridgeland Law/Richard I. John, Lawyer
- Upon Bridgeland Law/Richard I. John's referral, Bridgeland Law/Richard I. John, shall take all appropriate action to collect ALL RA Account Arrears, Late Fees, Administrative Fees and Interest.
- The RA Account shall remain with the Bridgeland Law/Richard I. John, until such time the account has been paid in full and has a Zero Balance.
- Collection efforts by Bridgeland Law/Richard I. John, include sending Demand Letters, Filing a Caveat and potentially Foreclosure Action in the Court of Law.
- The Titled Owner shall be charged and responsible for ALL costs associated with the referral of the delinquent account(s) to Bridgeland Law/Richard I. John, representing the Cooper's Crossing Residents' Association and ALL costs that have been incurred to this stage.