

Downing Green Homeowner Association (HOA) Dues

HOA dues for 2025

\$70.00 Monthly

If mowing service is desired the cost is

\$145.00 per Month

Resale/Transfer Fees are \$275.00

What Are HOA Dues?

Homeowner Association (HOA) dues are regular payments made by property owners within a community governed by a homeowner association. These dues are essential for maintaining the common areas, amenities, and ensuring the smooth operation of the community.

Why Are HOA Dues Important?

HOA dues cover a variety of costs that contribute to the upkeep and improvement of the community. These costs include:

- Maintenance of Common Areas: Landscaping, cleaning, and repairs of shared spaces like parks, and pools.
- Utilities: Water, electricity, and other utilities for common areas.
- Security: Funding for security services and systems to keep the community safe.
- Insurance: Coverage for common areas and amenities.
- Administrative Costs: Expenses related to the management and operation of the HOA.
- Reserve Funds: Savings for future large-scale repairs and improvements.

How Are HOA Dues Calculated?

The calculation of HOA dues are determined based on:

- The budget set by the HOA Board of Directors.
- The costs associated with maintenance and improvements.
- The number of units or properties within the community.
- Special assessments for unexpected expenses or projects.

Payment of HOA Dues

HOA dues can be paid monthly, quarterly, or annually.

- Credit or Debit payments
- Checks: Mailed or delivered to the HOA management office.
 - Note: Debit and Credit cards will incur additional costs.

Consequences of Non-Payment

Failure to pay HOA dues will result in consequences, including:

- Late Fees: Additional charges for overdue payments.
 - If the payment is 30 days late a phone reminder will be made.
 - At 60 days late a letter advising of the late payment.
 - After 90 days a late fee of \$50 per month will be added to the dues until the outstanding balance is satisfied.
- Legal Action: The HOA may take legal measures to collect unpaid dues.
- Lien on Property: A lien may be placed on the property, affecting the ability to sell or refinance.
- Loss of Privileges: There will be restricted access to community pool loss of voting rights.

Frequently Asked Questions

What happens if I can't afford my HOA dues?

If you are experiencing financial difficulties, it is essential to communicate with the HOA board as soon as possible. They may offer payment plans or other assistance options.

Can HOA dues be increased?

Yes, HOA dues can be increased based on the community's needs and the budget set by the HOA board. Any changes to the dues will be communicated to homeowners in advance.

How can I get involved in the decision-making process regarding HOA dues?

Homeowners can participate in HOA meetings, serve on committees, or run for a position on the HOA board to have a say in the decision-making process.

Understanding and paying your HOA dues is integral to maintaining a well-functioning and attractive community. If you have any questions or concerns about your dues, please contact your HOA management office for assistance.