



January 26, 2009

Dear Canyon Creek Condominium Association Homeowner:

To properly resolve various delinquency problems that arise from time to time, Westwind Management Group, Inc. proposed a revised "Delinquency Policy" at the Board meeting held January 19, 2009. The Board unanimously approved the **NEW** delinquency policy, effective March 1, 2009.

Your Canyon Creek monthly maintenance fee is due on the **FIRST** of each month. Canyon Creek Condominium Association allows a grace period until the **TENTH** of the month. If your payment is not received by the **TENTH** of the month, a \$25.00 late charge will be assessed to your account. If the maintenance fee continues to remain unpaid, Westwind Management charges you collection fees to pay for our additional collection work.

The following are Board-approved collection charges that will be added to your account if a maintenance fee becomes delinquent **PLEASE REMEMBER MAINTENANCE FEES ARE DUE BY THE 1ST OF EACH MONTH.**

- A. If no payment is received by the 10th of the month a friendly reminder is sent.
\$25.00 LATE CHARGE ASSESSED BY CANYON CREEK CONDOMINIUM ASSOCIATION.
- B. If no payment is received 30 days after it is due, a second notice will be sent.
\$30.00 CHARGE BY WESTWIND
- C. If no payment is received forty-five days after it is due, a final notice will be sent
\$30.00 CHARGE BY WESTWIND
- D. If the delinquency problem is not resolved within fifty-five (55) days after it is due, your home will be liened with a **\$125.00** charge and will be turned over to the Association's attorney for prompt legal action. -- **\$125.00 CHARGE PLUS ATTORNEY FEES**

Delinquent monthly maintenance fees can be a very critical problem and Westwind Management takes collection of those fees very seriously. Please help us, and especially yourself, by keeping your monthly maintenance fees current. If you wish to have your monthly maintenance fee payments taken directly out of your checking or savings account in the future we encourage you to complete the "ACH" Form (found in your coupon book or at www.westwindmanagement.com) and return it to Westwind Management Group with a "voided" blank check (not a deposit slip).

THIS COLLECTION AND LATE CHARGE POLICY WILL TAKE EFFECT MARCH 1, 2009.

Sincerely,
For the Canyon Creek Condominium Association, Inc., Board of Directors

Janelle Maninger

Janelle Maninger, CMCA®
Association Business Manager