



June 2010

Dear Cherry Creek Country Club Master 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 June 17, 2010. The Board unanimously approved the **revised** delinquency policy.

Your Cherry Creek Country Club Master Association monthly maintenance fee is due on the **FIRST** of each month. Cherry Creek Country Club Master Association allows a grace period until the **FIFTEENTH** of the month. If your payment is not received by the **FIFTEENTH** 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 fifteenth 15th of the month a friendly reminder is sent.
\$25.00 LATE CHARGE ASSESSED BY CHERRY CREEK COUNTRY CLUB MASTER ASSOCIATION
- B. Thirty (30) days delinquent, a second notice will be sent.
\$30.00 COST OF COLLECTION CHARGE BY WESTWIND
- C. Forty-five (45) days delinquent, a final notice will be sent.
\$30.00 COST OF COLLECTION CHARGE BY WESTWIND
- D. If the delinquency problem is not resolved within 55 days after it is due, your home will be liened for the delinquent assessments and accumulated late and/or collection charges and will be turned over to the Association's attorney for prompt legal action. --
\$125.00 COST OF COLLECTION 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.

THIS COLLECTION AND LATE CHARGE POLICY WILL TAKE EFFECT JUNE 17, 2010.

Thank you for your attention and consideration in this matter.

Sincerely,
For the Cherry Creek Country Club Master Association Board of Directors

Christine Ferron, CMCA®
Association Business Manager



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