



The Ellicott Mills Homeowners' Association Annual Assessment Notice - 2024

Dear Homeowner in Ellicott Mills Community

This notice conveys your bill for the annual assessment of association fees as approved by the Board of Directors, per Declaration of Covenants Article V, Sections 1, 3c and 6. Section 3c also allows the Board to increase the fees a maximum of 10% to cover the costs of our shared open spaces.

The Board voted at the November 14, 2023 meeting to increase the fees to \$177.00 per year per homeowner to sustain our community, as well as maintain property values. The enclosed budget shows projects planned for the year. The current Board is undertaking the long- deferred maintenance of bike paths, trees, and open spaces.

Payments:

Electronic: Pay your \$177.00 assessment (+ PayPal processing fee) no later than April 1, 2024 with PayPal or credit card on our website: www.ellicottmills.org . Paying online is secure, easy and saves you postage. Please keep a copy of your online transaction record.

Mail checks to: **Ellicott Mills Homeowners' Association**
PO Box 21125, Catonsville, MD 21228

Avoid Late Fees:

Payments postmarked or received after April 1st 2024, shall be considered late and your account, delinquent. Delinquent accounts are handed over to an attorney who will send you a demand notice for the assessment plus fees totalling \$327.00 plus 8% per annum interest charges.

Assessment	Explanation
\$177.00	On time payment, made before, or postmarked by April 1, 2024
\$227.00	Late payment received between April 16, 2024 and May 15, 2024. Includes \$177.00 plus \$50.00 late fee
\$327.00 + interest	Delinquent payment. Includes \$177.00 plus \$150 legal collection fee and interest charges of 8% per annum

include with check payment

Date of payment: _____ Amount \$ _____

Homeowner Name: _____

Address of Property: _____