

Homeowners Association
Country Acres of Plymouth Subdivision 4 & 5
P.O. Box 700972
Plymouth, MI 48170
Board@ccv45.com

Country Club Village 4 & 5 Homeowners Association

February 20, 2020

NOTICE OF HOMEOWNERS DUES

To All Homeowners, Country Club Village 4 & 5 Homeowner's Association:

Please take this as notice of 2020 annual dues assessment, pursuant to the provisions of Section 5.3, Article B, of the Declaration of Covenants, Conditions and Restrictions of the Country Club Village 4 & 5 Homeowner's Association (aka Country Acres of Plymouth Subdivision 4 Homeowner's Association), dated July 15, 1999.

Due to aging landscape and increased cost of maintenance, the annual dues payment has increased to **\$800**. This is the first increase in many years. The annual dues assessment covers normal operating expenses such as utility bills (electric and water); liability insurance; common area maintenance including lawn care, snow removal and salting; maintenance and treatment of the retention ponds and lake; and ongoing funding of capital improvements and financial reserves.

Since cash flow is required to meet ongoing expenses that are incurred throughout the year, it is **crucial** that homeowners submit payment in full no later than **April 1, 2020**.

A Late fee of \$50 will be assessed if payment is postmarked after April 1, 2020 and an **additional \$100** late fee will be assessed for each year that the dues payment is not received thereafter.

Please make your checks of **\$800** payable to **CCV 4 & 5 HOA**, include your lot number on your check (which is provided on the mailing label of this notice), and mail to **P.O. Box 700972, Plymouth, MI 48170**.

Please also provide your updated contact email and phone so we are better able to notify all homeowners of association related updates that affect all of us (like the potential Salem Springs Development planned for across the road at Napier and Plymouth Rd.). If you prefer, you may e-mail this information to us at **board@ccv45.com**. Also remember to visit the association website (**www.ccv45.com**).

The HOA annual meeting is scheduled for Monday 4/20/2020 at 7:00 p.m. in the Plymouth Township Library.

Sincerely,

Board of Directors, CCV 4 & 5 HOA