

St. James Wood

Property Owners Association

www.stjameswood.com

2016 ANNUAL ASSESSMENT NOTICE

October 1, 2015

Description of Charge	Amount Shown Due by March 1, 2016
2016 Annual Assessment on Your St. James Wood Property	\$ 50.00
Past Due amount Due (if any)	\$ _____
Total Payment Due to the St. James Wood Property Owners Association (SJWPOA):	\$ _____

A LATE FEE OF \$25.00 WILL BE APPLIED TO ALL ACCOUNT BALANCES OPEN AS OF MARCH 2, 2016

TERMS & CONDITIONS

- As provided for by legally-binding covenants and Chapter 5312 of the Ohio Revised Code (ORC), the owner(s)/title holder(s) of each lot in the St. James Wood subdivision is/are responsible for paying an annual assessment to cover the costs of maintaining common elements and to pay for common expenses.
- These annual assessments/dues are assessed each year on January 1st and have a standard payment term of 30 days.
- Invoices are mailed out by January 15th of each year, and Property Owners may also download an invoice from the Association website. To avoid late fees and penalties, dues must be received no later than March 1, 2016 at the address shown below. Delinquent balances open on the SJWPOA books should be added to this invoice, if applicable.
- A LATE FEE OF \$25.00 WILL BE ASSESSED IF PAYMENT IS NOT RECEIVED BY THE MARCH 1, 2016 DEADLINE!**
- Interest at the simple interest rate of 10% per annum will be added at year's end to all unpaid balances and other penalties and fees may also be incurred.
- Payment of all assessments/dues is the responsibility of the legal property owner(s)/title holder(s), regardless of the identity and/or corporate status of such and regardless of whether the property was acquired via a foreclosure action or some other legal proceeding. If you are a tenant or not the legal owner of the property at issue, please forward this invoice to the rightful owner(s)/title holder(s) immediately.
- PER SECTION 5312.12 OF THE OHIO REVISED CODE AND THE SJWPOA BYLAWS, FAILURE TO PAY ALL AMOUNTS DUE AND PAYABLE WILL RESULT IN A CONTINUING LIEN BEING FILED AGAINST THE PROPERTY AT ISSUE.
- Per subsection 5312.12(B)(4) of the ORC, failure to pay property assessments may result in a foreclosure action.
- These statements are being sent to legal owners/title holders as indicated on the Lucas County Auditor's AREIS real estate database.
- The SJWPOA, its Board of Trustees and/or its agents will NOT specially contact or negotiate with any financial institution or bill paying service regarding this matter. Payment is the sole responsibility of the property owner(s)/title holder(s).
- Please call Andy Walsh, Statutory Agent, at (419) 699-5483 if you have any questions regarding this matter or the amount(s) due.

PLEASE CUT AND RETURN STUB BELOW WITH YOUR PAYMENT

Make Check Payable to: SJWPOA

Mail payment TODAY to: St. James Wood POA
C/O Cowan Group Inc.
5660 Southwyck Blvd Ste 100
Toledo, OH 43614

Name: _____

Check Number: _____

Street Address of Property: _____, Toledo, OH 43617

AMOUNT PAID: \$ _____

Email: _____

COMMENTS (use other side if necessary): _____

