

Community of Christ Onset Campgrounds

POLICY: Payment Plans to Assist Homeowners with their Assessments

POLICY CATEGORY: Board – Fiscal Operations

DATE EFFECTIVE: 11/18/2006 by vote of the Onset Board of Trustees

APPROVED: Signature on Original
William D. Gardner / Mission Center President

Signature on Original
Catherine Cook / Onset Board of Trustees Chair

PURPOSE:

To have in place a workable plan that attempts to assist homeowners and the Board of Trustees with the setting-up and maintaining of payment plans designed to aid homeowners to remain current with their assessments.

Such payment plans are described as the following:

Any and all mutually agreed upon payment plans that are duly signed and dated by the Board Chair, Board Treasurer, and Homeowner(s).

Such assessments are described as the following:

- All town liens i.e., taxes, water, sewer, community preservation act fees and any future applicable fees enacted by the legally constituted municipality.
- All fees derived from the privilege of having a lot lease i.e., lease fees, trash removal, pest control, and any future fees as approved by action of the Onset conference.

Being in arrears with assessments is described as the following:

The owing, by the homeowner(s), of all or a portion of an assessment beyond the due date as it appears on the assessment statement.

PROCEDURE:

- 1) Upon notification by the Board's treasurer of a homeowner's non-payment of an assessment, two Board members will be selected to arrange a meeting with the homeowner(s).
- 2) The reason for the meeting will be three-fold:
 - a) to ascertain the need for any ministry or assistance that the Board may bring in order to aid the homeowner(s) in honoring their commitment as lessee(s).
 - b) to hand deliver a written notice of the total amount in arrears as well as the Board's procedural steps should the homeowner(s) account not be brought into balance.

- c) to set-up a meeting with members of the Board's Finance Committee and the homeowner(s) at which time a payment plan will be constructed and agreed upon.
- 3) An evaluation of the plan and an agreed upon date for its implementation will be made by the Board's Finance Committee and the homeowner(s). The plan will be considered valid and implemented when signed by the Board Chair, Board Treasurer, and the homeowner(s).
- 4) The Board Treasurer will report, in executive session, to the Board of Trustees as to the compliance with the adopted plan by the homeowner(s).
- 5) If compliance with the plan is not upheld by the homeowner(s), the plan will be determined to be null and void.
- 6) Upon revocation of the plan or if an agreement on establishing a plan cannot be reached, a letter will be sent via certified mail to the homeowner(s). The letter will list the following:
 - a) the total amount in arrears.
 - b) the procedural steps taken by the Board to date.
 - c) notification that the Board has begun at step three of its policy on the non-payment of assessments in evaluating the homeowner(s) commitment to the Onset Campgrounds.

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Dates Reviewed: 6/22/2021- reformatted

Date Revised:

Date Deleted/Superseded: