



Board of Directors

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Waverly Park Homeowners Association

P. O. Box 26

Lebanon, GA 30146

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RESOLUTION 2023-02

October 19, 2023

A Resolution updating the delinquent assessments enforcement timetable in Board Resolution 2018-01

Whereas, Article IV of the Amended Declaration of Covenants, Conditions and Restrictions of Waverly Park Homeowners Assoc., Inc. (CCRs) provides for the levy of annual assessments and for remedies to the Association for nonpayment of those assessments; and

Directors

Kevin Reed
President

Whereas, Article VII, Section 1 of the CCRs authorizes the Association to enforce all covenants by any proceeding at law or in equity; therefore

Steve Dillon
Vice President

Resolved, That WPHA Board of Directors Resolution 2018-01 of January 10, 2018, is updated with the timetable on page 2 and the enforcement actions listed may be taken on the day indicated against homeowners with unpaid assessments, interest, costs, and attorney's fees.

Hamp Reid
Secretary

William Walters
Treasurer

The Board of Directors may designate an agent or agents to collect assessment payments and administer this Collection Policy. Such designated agent may be an officer of the Association, manager, bookkeeper, banking institution, trustee company, law firm, or other appropriate agent.

For the Board,

KEVIN J. REED
President

Delinquent Assessments Enforcement

Days After Assessment Due Date	Enforcement Action
1	<ul style="list-style-type: none"> • Homeowner’s voting rights and right to use the Common Area are suspended per Resolution 6 of March 10, 2002. • Assess late fee of 10% of annual assessment
30	Assess interest from due date on unpaid balance at the rate of 6% per annum.
60	<ul style="list-style-type: none"> • File property lien with Cherokee County Clerk of Superior Court • Add county filing fees to unpaid account. • Homeowners with unpaid assessments, which are 60 days late, may receive a reminder letter, advising that unless payment is made within 30 days, the account will be forwarded to the Association Attorney for collection. A \$10.00 collection charge will be added to the account at this time.
90	When the account becomes 90 days late, the account may be forwarded to the Association Attorney for issuance of a demand letter. All attorney fees and collection costs for this and any subsequent actions will be added to the Homeowners account. The Association Attorney shall commence collection against the homeowner and will take all appropriate pre-suit collection steps to collect all amounts due including attorney’s fees, legal fees, late fee, interest and any other related charges.
120	Failure to bring the account current after receipt of the “Demand Letter” may result in an instruction to the Association Attorney to file a small claims suit.