*BANNOCKBURN HOMEOWNERS ASSOCIATION, INC.*

*P.O. Box 211, Franktown, Colorado 80116*

**Board of Directors** Term Expires

Jack Shuler President

Jack Shuler (Acting) Vice President 951-833-4508 2020

Becky Realsen Treasurer 303-204-5845 2020

Cynthia Goetz Secretary 712-899-4556 2020

Vacant Social

Tammy Edwards At Large 303-688-5089 2019

Vacant At Large

May 8, 2019

Franktown, CO 80116

Dear \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_:

We, the board of directors of the Bannockburn Home Owners Association (HOA), have the responsibility to enforce the collection of annual dues as stipulated in the By-Laws and the Covenants of this HOA. These rules were in effect and agreed to by you in the terms and conditions of your purchase at the time of closing, and are a contractual obligation, not an option. While the HOA board understands that some residents face financial hardships and allow a grace period for the collection of owed dues, your balance due has reached an unacceptable level. In order to comply with Senate Bill 100, Senate Bill 89, House Bill 12-1237 and House Bill 13-1276, the HOA has adopted policies and procedures regarding collections, which are posted on our website <http://www.bannockburnhoa.com/>.

Therefore, since the HOA has not received your dues for a number of years, nor has a request for a variance been received to make agreed upon payments to make good your outstanding debt to the HOA, we are forced to proceed with filing a lien on your property with Douglas County for the amount of $\_\_\_\_\_\_\_\_\_\_ which includes unpaid dues of $\_\_\_\_\_\_\_ and administrative costs of $75.00. Late fees will start accruing in 2015.

We will withhold any action for a period of two weeks from this mailing with hopes that you will respond positively to this notice. Once the lien is filed, a copy will be sent to you and remain on record with the county until full payment is made. Statements will be sent annually to update the balance due.

Sincerely,

Bannockburn Homeowners Association
Board of Directors