

SEA TERRACE 1 NEWS

HAPPY HOLIDAYS from Sea Terrace 1.

I Just wanted all homeowners from Sea Terrace 1 to know that our annual meeting will be held on January 14, 2025 in the Niguel Shores Community Center at 6:00 P.M. At this time we will share some additional colors, which have been added to our current 3 Palettes. We will be reviewing our current financials/budget at this meeting. We will also answer questions about our paint process, which you can find on the NSCA website under the Sea Terrace 1 Tab. We are painting Halyard this year.

NEW THIS YEAR - our annual billing for dues will be included in our annual board of directors ballot mailing. Please make sure that you separate the two. Our ballot return and our invoice return will be in two separate envelopes. Both will have postage included to make it easier for you. Please make sure to put your Ballot in the white envelope and the invoice and Dues check in the envelope that you will find inside the yellow envelope, which goes to P.O. 728, in Dana Point. Your dues are due on January 1, 2025. We need the ballot returned prior to our annual meeting.

You should have just received the large envelope (with all contents) recently in the mail.

Thank You

Jeff Paige President Sea Terrace 1 Board.
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Sea Terrace Townhomes Association 1
DELINQUENT ASSESSMENT COLLECTION POLICY
AND STANDARDS FOR PAYMENT PLANS

Delinquent Assessment Prompt payment of assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes. Your Board of Directors takes very seriously its obligation under the CC&Rs and the California Civil Code to enforce the members' obligation to pay assessments. The Board has adopted this Collection Policy in an effort to discharge that obligation in a fair, consistent and effective manner. Therefore, pursuant to the CC&Rs and California Civil Code Sections 1365(d) and 1367(c) (3), the following are the Association's assessment collection practices and policies and payment plan standards:

Due Dates

Regular annual assessments are due and payable on the first day of January. All other assessments, including special assessments, are due and payable on the date specified by the Board in the Notice of Assessment. Unpaid assessments are delinquent fifteen (15) days after they are due. [Civil Code Section 1366(e)]. Payment must be received by the bank, at the address indicated in paragraph 19 below, no later than the thirtieth (30th) day after the due date. If not, then a late charge and interest will be applied to the account. It is the owner's responsibility to timely pay each assessment regardless of whether a billing notice is received.

Obligation to Pay

Assessments, late charges, interest and reasonable collection costs, including attorneys' fees, if any, are the personal obligation of the owner of the subject property ("Property") at the time the assessment or other sums are levied. [Civil Code Section 1367.1(a)]. Owners shall be responsible for all such amounts, unless it is determined that all assessments were paid on time to the Association. [Civil Code Sections 1366(e) and 1367.1(a)].

Application of Payments

Any payments received will be applied first to assessments owed, and only after the assessments owed are paid in full will the payments be applied to fees and costs of collection, late charges and/or interest. Payments will be applied to assessments so that the oldest assessment arrearages are retired first unless the payment indicates that it shall be otherwise applied. A late charge may accrue if payment is not sufficient to satisfy all delinquent assessments, and the current quarterly assessment.

Delinquency Notice

If an assessment is not paid by the thirtieth (30th) day after it becomes due, the Association will send a reminder billing notice regarding the delinquency to the owner at his/her address or addresses on file with the Association. If the amount set forth in the delinquency notice is not received before the due date set forth therein, the matter may be turned over to a collection agent or an attorney for further action, including legal action, or the Association may take such other collection action as it deems appropriate.

Late Charges and Interest

A late charge of ten percent (10%) of the delinquent assessment will be charged for any assessment which is not paid on or before the thirtieth (30th) day after it becomes due. [Civil Code Section 1366(e)]

(2)]. Interest on all sums due will accrue at the rate of ten percent (10%) per annum commencing thirty (30) days after each assessment becomes due. [Civil Code Section 1366(e) (3)].

Right to Submit Secondary Address

Owners may submit a written request to the Association to use a secondary address. Any such request must be mailed to the Association (at the address indicated in Rule 2319 below) in a manner that shall indicate that the Association has received it (e.g., via certified mail). [Civil Code Section 1367.1(k)]. The Association will send notices to the indicated secondary address only from and after the point that the Association receives any such request. Nothing herein shall require the Association to re-send or duplicate any notice sent to the owner prior to the date that a request for a secondary address is received.

Pre-Lien Notice

If an assessment is not paid by the sixtieth (60th) day after it becomes due, prior to recording a lien for delinquent assessments, the Association will send a pre-lien letter to the record owner, as required by Civil Code Section 1367.1(a), by certified mail and first-class mail to the owner's address of record with the Association, and any secondary address at the request of the owner. The owner will be charged \$50.00 for the pre-lien letter. The Association may obtain a vesting report from a title company in connection with preparation of a pre-lien letter. If a vesting report is obtained, the owner will be charged a fee for the report.

Opportunity to Meet and Confer

An owner may dispute the debt noticed in the pre-lien letter by submitting to the Board a written request to meet and confer with a designated director of the Association pursuant to the Association's Internal Dispute Resolution Policy (IDR) adopted pursuant to Civil Code Section 1363.810. [Civil Code Section 1367.1(a) (5)].

Lien and Notice of Recordation

If the owner fails to pay the amounts set forth in the pre-lien letter within thirty (30) days of the date the pre-lien letter is mailed, a lien for the amount of any delinquent assessments, late charges, interest and/or costs of collection, including attorneys' fees, may be recorded against the owner's Property. [Civil Code Section 1367.1(d)]. A copy of the lien will be sent to every person whose name is shown as an owner of the Property at his/her address in the Association's records by certified mail within ten (10) days of recordation of the lien. [Civil Code Section 1367.1(d)]. No lien will be recorded unless a majority of the members of the Board of Directors approves the decision to record the lien at an open Board meeting. [Civil Code Section 1367.4(c) (2)]. Any lien recorded by the Association will remain as an encumbrance against the Property until the debt secured thereby is satisfied. After the expiration of thirty (30) days following recordation of the lien, the lien may be enforced in any manner permitted by law, including judicial or non-judicial foreclosure. [Civil Code Section 1367.1(d)]. The owner will be charged \$75.00 for the preparation and recording of the lien.

Dispute Resolution

Prior to initiating foreclosure of any lien, the association shall offer to the owner of the Property, and if so requested by the owner, shall participate in dispute resolution in accordance with the Association's Internal Dispute Resolution Policy (IDR), or in Alternative Dispute Resolution (ADR) with a neutral third party pursuant to Civil Code Section 1369.510, et seq. The decision to pursue internal dispute

resolution (IDR) or a particular type of alternative dispute resolution (ADR) shall be the choice of the owner, except that binding arbitration shall not be available if the Association intends to pursue judicial foreclosure.

Foreclosure of Lien

The decision to initiate foreclosure of any lien shall be made by a majority vote of the Board members, in executive session.

Notice to Owner of Decision to Foreclose

If the Board of Directors decides to initiate foreclosure of a lien, it shall provide notice of such decision to the owner pursuant to Civil Code Section 1367.4(c) (3). Such notice will be by personal service to an owner who occupies the Property or to the owner's legal representative. The Board shall provide written notice to an owner of the Property who does not occupy the Property by first-class mail, to the most current address shown on the books of the Association. In the absence of written notification by the owner to the Association, the address of the owner's Property shall be treated as the owner's mailing address. [Civil Code Section 1367.4(c) (3)]

Release of Lien Upon Satisfaction of Debt

Within twenty-one (21) days of receipt of full payment to satisfy a lien, the Association will record a release of lien, and provide a copy thereof to the owner. [Civil Code Section 1367.1(d)].

Right to Inspect Records

Owners have the right to inspect certain Association records pursuant to Corporations Code Section 8333 to verify the debt.

Association's Mailing Addresses

Any payments, notices or requests sent to the Association should be sent to the following addresses:

Sea Terrace Townhomes Association 1

[REDACTED]
[REDACTED]

Association's Right to Collect by Any Lawful Mean

Nothing herein limits or otherwise affects the Association's right to proceed in any other lawful manner to collect any delinquent sums owed to the Association. The Association reserves the right to change the amount of any collection fee or charge, without notice, and reserves the right to modify or amend this Collection Policy at any time.

Returned Checks for Payment

The Association will charge \$20.00 to the owner for a returned check.

NOTE: *Annual assessment billing notices are considered reminder notices only. The owner must pay the assessment within the 30 day grace period to avoid a late charge, even if an assessment notice is not received. Be sure the Tract/Lot number of the Property is listed on your check for proper crediting to your account.*