**2025 Annual Dues Payment and Responsibilities**

The below explanation is provided to avoid confusion or misunderstanding as to how the annual dues billing process works. MSHOA annual dues for 2025 are $1200.00. Homeowners have the option of paying all at once or quarterly.

The following points are made for clarity and are the homeowners’ responsibility:

1. General Assessment is billed annually.
2. Each homeowner has the ability to pay in-whole or quarterly.
3. If paying the full $1200 at one time, then this amount is due January 1st.
	1. Late fees will begin incurring April 1st.
	2. Per MSHOA Bylaws, a late payment will incur a finance charge, a notification fee, and late fines of $25 for the second violation, $50 for the third violation, and $100 for each subsequent violation.
	3. These are assessed **each month**. Note: The finance charge of 7% will be on the total unpaid balance of dues accumulated to date, not the fines.
4. If paying quarterly, then payments of $300.00 are due January 1, April 1, July 1, and October 1.
	1. Late fees will begin incurring on April 1st for the first quarter.
	2. Sequential quarter fines will begin if not postmarked by April 1, July 1, and October 1.
	3. Per MSHOA Bylaws, a late payment will incur a finance charge, a notification fee, and late fines of $25 for the second violation, $50 for the third violation, and $100 for each subsequent violation.
	4. These are assessed **each month**. Note: The 7% finance charge will be on the total unpaid balance of quarterly dues accumulated to date, not the fines.
	5. ***It will be up to the homeowner to remember to pay their quarterly fee amount when due as no quarterly invoices will be mailed out.***
5. If you have a dock lot fee, this amount is due on January 1st.
	1. Late fees will begin incurring April 1st.
	2. Per MSHOA Bylaws, a late payment will incur a finance charge, a notification fee, and late fines of $25 for the second violation, $50 for the third violation, and $100 for each subsequent violation.
	3. These are assessed **each month**. Note: The finance charge will be on the total unpaid balance of dock lot dues accumulated to date, not the fines.
6. **Notice of Delinquency & Right to Hearing:**
	1. You will receive monthly statements when payment is delinquent showing balance with interest and accumulation of fines.
	2. With these notices, you have the right to a hearing before the Board of Directors to offer evidence in defense of the alleged violation, please reach out as soon as possible via Info@MoonShadowsHOA.org or call 734.681.3049. As a reminder, a lack of executing your rights does not relinquish your responsibility of MSHOA rules and regulations.
	3. If the Board has not received a response from you for a discussion of your plan to remedy and satisfy the account after 7 days, the fines will be imposed.

The Moon Shadows Homeowners Association (MSHOA) appreciates everyone paying on time as the money is needed to pay association bills. If you have any questions, please call the MSHOA hotline @ (734) 681-3049 or email info@moonshadowshoa.org.

***Moon Shadows Board of Directors***