



HEBGEN LAKE ESTATES OWNERS' ASSOCIATION  
PO BOX 638 WEST YELLOWSTONE, MT 59758  
Email Address [hebgenlakeestateshoa@gmail.com](mailto:hebgenlakeestateshoa@gmail.com)

## POLICY FOR LATE PAYMENT OF HOA DUES

One of the many advantages of living in a community association is sharing with other members the costs of certain maintenance and amenities that are often too expensive for a single-family homeowner. All HLE members are legally bound to share those costs.

To adequately maintain our community, state statutes and our governing documents give the HLE Board of Directors the authority to impose and collect assessments and other allowable penalty charges from members. In fact, the board owes a duty to all members to make sure everyone pays. The board has adopted the following policy to fulfill its duty in a fair, systematic, and impartial manner.

1. **Assessments.** The term “assessments” refers to any amount a member must pay to HLE/HOA. Among the charges it includes regular annual dues assessments, special assessments, rules and violation fines, late fees and interest imposed under this policy on a per lot basis of property owners per HLE Covenants 12 A. paragraph (2).
2. **Where to Send Payment.** Make payments payable to Hebgen Lake Estates HOA and mail to:  
  
Hebgen Lake Estates HOA  
PO Box 638  
West Yellowstone, MT 59758
3. **When Assessments are Due.** All assessments, unless otherwise stated, become due **30 days after the dues notice date of mailing** of the member’s obligation to pay. If a member does not pay in full these assessments by its due date, these payments are delinquent.
4. **Delinquent Assessments.** Once an assessment payment is delinquent, HLE/HOA may take the following actions:
  - a. **Penalties.** If the HLE/HOA does not receive payment on or before 30-days of the second delinquency notice, a late fee penalty of \$25.00 will be imposed per lot for each year assessments are delinquent.
  - b. **Interest.** If the HLE/HOA does not receive payment on or before 30-days of the second delinquency notice, interest will accrue beginning 30 days after the initial invoice mailing date at a rate of 10% per annum (or .0083 percent monthly) on the principal unpaid dues balance.
  - c. **Returned Check Fees and Bank Charges.** In addition to any late fee that may be applicable, for each check to the HLE/HOA that is returned by a bank for any reason, the member who wrote the check shall pay the following charges:



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- i. Penalty of \$25.00; and
  - ii. Any related bank charges that HLE/HOA incurs because of a returned check.
- d. **Suspension of privileges and access to amenities.** After written notice (billing invoice and/or written correspondence to the property owner that the account remains unpaid, the HLE/HOA will suspend any or all the following:
- i. Voting privileges; and
  - ii. All services normally supplied or paid for by the association.
- Any terminated services and privileges shall be restored upon payment of all delinquent assessments; but will not be restored until payment in full is received.
- e. **Notices, Payments, and Consequences of Nonpayment.** All notices will be sent by first-class mail, postage prepaid, to the delinquent member's address as shown in HLE records and listings on the date the notice goes out. If the notice period expires without full payment, the consequences set for in the notice and/or in this policy shall apply. Notices of Intent to File Liens will be sent by certified mail, return receipt requested to the delinquent member's address as shown in HLE records and listings on the date the notice goes out.
5. **Unpaid assessment accounts.** If unpaid dues either remain unpaid for more than one year or when delinquent dues amounts to \$225, the HOA will file and record a Notice of Lien against the property owner with the Office of the County Clerk and Recorder, Gallatin County, MT. The property owner will also be assessed the expenses incurred by the Association for filing, recording, and administrative costs of the lien. Additional attorney fees and other subsequent costs incurred by the Association will be charged to the property owner.