

Nordland Villa Condominiums  
PO Box 244  
Jeffersonville, Vermont 05464

7/23/2016

Dear Nordland Homeowners,

This is an update to the Nordland Villa Condominium Association Annual Meeting held at Smugglers' on July 2, 2016. In the meeting, vacant Director positions were filled and financial reports were reviewed as well as a number of other issues. Please see the minutes from the meeting for more details, including the content of the Nordland Renewal Opportunities plan discussed at the meeting which the Nordland Board will be acting on in 2016-17. The Minutes and referenced documents have been posted on our Nordland page of the SNHA web site.

<http://www.snha.net/regimes-a-buildings/nordland>

We wish to sincerely thank those who pay their Nordland assessments regularly and who have helped Nordland take care of annual basic operations in the past. We are concerned about several delinquent accounts whose balances due have significantly reduced the Nordland Reserve Fund and delayed the implementation of our common maintenance and replacement plan. Over \$20,000 is currently outstanding from past assessments which are now past due from a handful of homes.

While State of Vermont condominium statutes consider these past due assessments as a lien against the property, we will not be successful in collecting past due sums unless a delinquent homeowner sells his or her condominium unit or we as Directors undertake a legal collection action to foreclose the liens.

We have authorized an attorney to begin foreclosure proceedings on behalf of the Nordland Association on several accounts where the homeowners have not responded to recent appeals to pay. Let us assure you that we have not undertaken this step lightly. However, the failure these homeowners to respond to repeated requests to pay their Nordland obligations is unacceptable and has a negative impact on all the other Nordland homeowners.

It is essential that all Nordland Villa condominium unit owners pay all assessments in a timely manner. To ensure greater compliance with our financial obligations on the part of all unit owners, Nordland Directors have adopted, pursuant to Article 5.03 of the Nordland Bylaws, the following collection policy that will become effective 30 days after the date of this letter:

- 5 days past due – According to Article 5.03 of the Nordland Bylaws, a late charge of 5% of the amount that is past due will be assessed for any late payment that is 30 or more days past the due date. Pursuant to the powers of condominium Directors as provided in Vermont state statutes, a monthly finance charge for any remaining balances due will be assessed to the homeowner at 1% per month until the past due balances are paid in full.
- 60 days past due – For any payments past due 60 days or more, a lien will be filed against the delinquent homeowner and Nordland property and will remain in effect until such time as the payment is received and deposit for the payments clear.
- 90 days past due – absent a written response from the delinquent homeowner proposing a plan acceptable to the Nordland Directors to settle past due amounts within a reasonable time, and absent the subsequent fulfillment of that plan by delivering monthly payments, Nordland Directors will engage an attorney to collect and/or foreclose the lien or liens.

With your continuing payments and cooperation, we will be able to get Nordland back on track financially and address other interests that are being raised to upgrade and bring Nordland into a better position to compete within the Smugglers' rental program as well as within the resale market for full ownership homes. If you have any questions, please contact us.

Sincerely,

Nordland Directors

Ronald Graham  
Hugh Thom  
Ruth Mayville

CC: Joe Ingram – [joe@snha.net](mailto:joe@snha.net) Agent for Nordland