

Nordland Villa Condominiums  
PO Box 244  
Jeffersonville, Vermont 05464  
12/6/2021

Collections Policy  
Adopted July 2, 2016

Effective date – August 1, 2016

- 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 assessment 5 or more days past the due date, and pursuant to the powers of Condominium Directors allowed under State of Vermont 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.

If you have any questions, please contact us.

Sincerely,

Nordland Directors

Ron Graham  
Hugh Thom  
Ruth Mayville

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