

Northridge Parkway Delinquency Policy

A. Key Components

1. Lien Timeline:

- Liens may be filed 180 days (6 months) after dues become delinquent.

2. Late Fee Structure:

- Current: \$20/month late fee.

3. Communication Timeline:

Days Delinquent	Action
30	Courtesy Notice: Email/letter reminder + \$20 late fee applied.
60	Formal Demand Letter: Sent via certified mail, detailing total owed and intent to lien if unresolved.
90	Final Warning: Phone call or in-person meeting + late fee (\$20/month).
150	Intent to Lien Notice: Certified mail notice of lien filing in 30 days.
180	Lien Filed: After 180 days of non-payment.

B. Legal References

1. Iowa Code § 499B.12:

- Authorizes HOAs to impose liens for unpaid assessments.
- Late fees capped at \$20/month or 10% of the assessment (whichever is greater).

2. Wisconsin Example (Chapter 703):

- Requires 30-day pre-lien notice and allows liens at 60–90 days.
- Late fees capped at \$25/month
- Foreclosure requires a 6-month redemption period.

C. Rationale for 180-Day Timeline

1. **Community Relations:** Prioritizes diplomacy in a low-delinquency community.
2. **Financial Safety Net:** No cash flow risks, as only a few members are typically late.
3. **Legal Compliance:** Aligns with Iowa’s lien and fee statutes.

Approved in 2025 to take effect in 2026.