

Overlook II At Scottsdale Mountain Homeowners Association
c/o VISION Community Management
16625 S. Desert Foothills Pkwy, Phoenix, AZ 85048
(480) 759-4945 fax (480) 759-8683
Overlook2@wearevision.com

Dear Overlook II Homeowner,

March 1, 2022

At the February 22nd Board meeting, owners voted to approve a one-time Special Assessment of \$1,000 per unit as recommended by the Board. The vote was 45 in favor, 11 opposed, 1 abstention with 21 owners not voting.

Vision Community Management has arranged for the Special Assessment to be billed monthly beginning April 1st in the amount of \$83.34. This amount will be added to your Regular Monthly Assessment of \$400. The additional amount will appear on your invoice as an extra line item bringing the total due to \$483.34. The additional amount will drop off and your payment will revert to \$400 on April 1, 2023.

Consider the following:

1. If you pay your monthly fee using an **automatic bank draft (ACH)**, the new amount will automatically be drafted on April 1st and each month thereafter for 12 months. There is nothing for you to do except make sure the funds are available in your account. *
2. If you pay your monthly fee using your bank's "**bill pay**" system, be sure to adjust the amount to \$483.34 so the proper amount is sent to Vision. *
3. If you **pay by check** from the monthly invoice, the new amount will be shown on the invoice. Be sure to forward the total amount. *
4. If you wish to use an alternate interval (one-time or quarterly), you must notify Vision no later than **Monday, March 7th**. Failure to notify Vision by this date will result in the monthly payment plan for at least the first month. No matter the payment plan you select, the entire \$1,000 must be paid no later than March 15, 2023.

* **Please remember the \$25 late fee provision that applies to the Regular Monthly Assessment also applies to the Special Assessment. Any amount outstanding after the 15th of the month will trigger the late fee.**

The Board wants to thank all owners for their support in maintaining the beauty and value of our community.

