



December 2024

Dear Homeowner,

RE: ASSOCIATION ASSESSMENT EFFECTIVE JANUARY 1, 2025

After careful consideration, the Cherokee Hills Condominium Association's 2025 Budget has been approved and is enclosed. Based on a thorough review of historical costs and anticipated expenditures, the Board of Directors has determined that assessments will increase for 2025.

Effective January 1, 2025, the quarterly assessment for 2025 will be \$145.00

The Income and Expense Statement for the end of the fiscal year will be posted on the new LandArc website by February 28, 2025, www.townsq.io. You may also contact LandArc customer service at 248-377-9933 Monday through Friday from 9AM to 5PM to request a copy.

The Board is committed to improve the quality, appearance, and value of the community, and appreciates your support as we work together to make Cherokee Hills a great place to live.

Sincerely,

Board of Directors for Cherokee Hills Condominium Association

Enc: Payment Methods



Payment Methods

Please be informed, in order to reduce expenditures, this is the last year the association will be mailing payment coupons. Lump sum payment is due by January 31, 2025, quarterly Jan 31, Mar 31, Jun 30 and Sept 30. If you would like to receive coupons, you may request them for a fee.

CIT PAYMENT: (free if using checking account, \$2.95 + 3.5% if debit or credit card)

Go to <https://propertypay.cit.com>

Click Pay Now (for one-time payments)

Click Sign Up (to schedule payments)

Fill in the fields. You will need the following information:

Management ID: 3009

Association ID: 0085

Property Account Number: 92xxx

Remember to pay with your checking account (eCheck) to avoid processing fees

If you schedule payments you will need to update the dues amount in 2025 if it changes

TownSq

\$2.95 to pay using checking account - \$2.95 + 3.5% to pay with debit/credit card

Other Payment Information:

To mail payment: Make check out to the association, make sure unit address and property account number are on the check. Mail to:

(Association name)

c/o LandArc

PO BOX 60396

Phoenix AZ 85082-0396

Late fees will be assessed if not received by the due date, regardless of the date on the check or post-date.