



Eaglewood

ASSOCIATION, INC.

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PLEASE INCLUDE 'EAGLEWOOD' IN YOUR SUBJECT LINE

The Eaglewood Association, Inc.

Info@AKRBAM.com

C/O Roy Briley Assoc. Managers

Please type "Eaglewood" in your subject line

1577 C Street, Suite 101 • Anchorage, AK 99501

Office Phone: 907-343-8911

Dues Collection Policy and Procedure

Effective Date October 1, 2026

The Eaglewood Association's policy is to collect the full quarter's dues of **\$255.00** and any additional assessments or fees owing within 30 days of the start of the billing quarter – i.e. January 1st, April 1st, July 1st, October 1st. Protective Covenants and Restrictions (PCRs) – Article VI.K.

Please be advised that any money owed to the Eaglewood Association constitutes an automatic lien on your property, which can only be lifted by paying the account balance in full. In addition, any and all costs incurred while attempting to collect this debt will be billed back to the owner.

Escalation Timeline

- **Stage 1 – Grace Period (Days 1–30):** Owners have until day 30 of the billing quarter (Jan. 30, Apr. 30, Jul. 30, or Oct. 30) to pay the quarter's dues of \$255.00, and any additional assessments or fees, in full.
- **Stage 2 – First Notice (Day 30):** If payment in full has not been received by day 30, a Demand Letter is sent to the owner adding a **\$25.00** service fee to the unpaid balance. Full payment, including the service fee, must be received by the last day of Month Two of the billing quarter (Feb. 28 [29 in leap years], May 31, Aug. 31, or Nov. 30) to avoid referral to the Association's collections attorney.
- **Stage 3 – Collections Attorney Referral:** If the balance remains unpaid after the last day of Month Two, the account is referred to the Association's collections attorney.

Collection at this stage may include:

- Attorney Demand Letter sent to the owner (initial fee: \$200.00)
- Enforcement of Eaglewood's lien against the mortgage holder, which will incur significant additional attorney fees and costs.
- Filing of a lawsuit in court, which may adversely affect the owner's credit and result in significant additional costs, including:

Legal fees, a judgment, and judgment enforcement (garnishment of wages or bank accounts, seizure of the Permanent Fund Dividend (PFD), and foreclosure of the property).

Approved July ____, 2026 – The Eaglewood Association, Inc.