The Cottages Homeowner Association Fees

Welcome to The Cottages!

The Cottages is a sub-division of the larger Rivendell Community Association (a.k.a. "Big Rivendell") and is legally referred to as Rivendell Unit 1 Neighborhood Association (RU1NA).

As a member of Big Rivendell, you pay an assessment (HOA fee) <u>semi-annually</u> to the Master Association. This fee goes towards the maintenance costs of shared common property, the irrigation pump to support the Cottages, and Reserves for long term repair and replacement of capital assets. The Big Rivendell HOA fee is paid to Lighthouse Property Management either by check or via the Bank Debit/Credit Authorization Form included in your Welcome package.

The Cottages sub-division is a landscape maintenance-free community where your basic landscape and grounds care services are provided by the Association. You also have access to a private pool and clubhouse. To cover these services and benefits, you pay an additional quarterly HOA fee to The Cottages.

The 2021 <u>quarterly fee</u> for The Cottages is $740.48* and <u>it is due by the 1st of each quarter</u> (January, April, July, and October). You can sign up for Automatic Debit Service by using the Centennial Bank form attached. <u>We strongly encourage all homeowners to use the automatic debit service to avoid issues with late payments and HOA processing fees.</u>

If you choose to pay by check, you will receive a quarterly invoice from T&H Comptrollers. **Invoices are due upon receipt**. Checks should be made payable to "Rivendell Unit 1 Neighborhood Association" and mailed to our accounting firm, T&H Comptrollers at:

T&H Comptrollers
130 Shamrock Blvd.
Venice, FL 34293
(941) 484-4980
www.thcomptrollers.com

If you have any questions or need additional information, please contact our Treasurer, Bob Metelko at (216) 409-9850 or bob@csdsinc.net.

* These HOA fees reflect the 2021 Operating Budget. HOA fees are subject to change each year based on the Association's operating budget requirements.

December 2020