

THE IMPORTANCE OF HOA DUES

When you own a home within an HOA Community you are required to pay HOA Dues. When you live within an HOA the HOA must pay the vendors who supply services needed by all members, but which cannot be directly billed by the vendor supplying the service to each individual home within the HOA.

Madison Place HOA has one water and sewer metering system that is for the overall community. Water and Sewer service to Madison Place HOA is supplied to the Madison Place HOA community by the Granger-Hunter Improvement District. GHID (our water and sewer vendor) bills the HOA for the cost of supplying water and sewer service to the entire 54 homes within Madison Place. Supplying water and sewer service to Madison Place is the largest expense that must be paid by the HOA.

In addition to water and sewer service, we have other vendors who pick up our garbage, mow and fertilize our lawns, including the lawns of all the common areas within our community. All common areas within Madison Place have expenses associated with the upkeep of the common areas.

HOA Dues must be charged to, **and paid by**, each home within the community to pay for the expenses needed by each homeowner.

Without HOA Dues being paid by each individual home owner within the community, there is no money available to pay the vendors who supply the services that we all need.

HOA Dues must rise as the vendors supplying services to our community bill our HOA managers for the rising costs they face in providing those services needed. Otherwise, services needed by our HOA community will not be able to be provided. We do the very best we can to negotiate the lowest cost we can with our vendors.

PAYING YOUR HOA DUES, CONSISTANTLY, AND ON TIME, MUST BE OF THE HIGHEST PRIORITY TO EACH HOMEOWNER WITHIN MADISON PLACE. THERE IS NO OTHER SOURCE OF FUNDS TO PAY THE NEEDED OPERATING COSTS OF KEEPING AN HOA ALIVE.

Don't want to lose your home to a Bank Forclosure? Pay your mortgage payments. Don't want to lose water and sewer service to your home? Pay your HOA Dues.