

Jan 2024

TACOMA HILLS HOMEOWNERS ASSOCIATION (THHA)
www.tacomahills.org

I have completed my 2023 dues file for address _____

.I could not find any record of dues (\$60) paid by either check or electronically for these years for your property:

Years _____ (\$60 per year)

Total for past years _____ plus 2024(\$60) = _____ (total owed)

If this does not match your records, please contact me.

The 2024 dues notices have been sent out & we request payment of the dues by March 31, 2024.

If paying by check, mail to:

THHA
1918 NAVAHO TRAIL
OKEMOS, MI 48864

For electronic payment information see www.tacomahills.org

For more information/questions

contact Sharon Grabski at 349-5159 or grabskis@sbcglobal.net.

If you want to combine your 2024 dues with the past dues in one check/payment it is okay.

Homeowners often ask about how many residences pay dues, so here are some statistics:

There are 339 residences on 340 lots.

Payment Record	Year	unpaid dues	% paid dues
	2015	1(lien)	99.7%
	2016	1(lien)	99.7%
	2017	4(2liens) ;	98.8%
	2018	3	99.1%
	2019	2	99.4%
	2020	5	98.5%
	2021	6	98.2%
	2022	15	95.6%
	2023	41	87.9%

The Tacoma Hills Covenants state that all homeowners are automatically members of the Homeowners Association and are required to pay dues. The Covenants also allow for the placement of liens on the property for unpaid dues. Because of Covid and changes in homeowners' schedules, the THHA board has not placed liens during 2020- 2022, however the THHA board is resuming placing liens on properties which have unpaid dues for multiple years.

Thanks to the high percentage of paid residences the dues are kept low!

Thank You,

Sharon Grabski

Board member responsible for dues