

Jan 2025

TACOMA HILLS HOMEOWNERS ASSOCIATION (THHA)

I have completed my **2025** dues file for address_____.I could not find any record of dues **(\$100)** paid by either check or electronically for these years for your property:

Years_____ (**\$100** per year)

Total for past years _____ plus **2025 (\$100)** = _____ (total owed)
If this does not match your records, please contact me.

The **2025** dues notices have been sent out & we request payment of the dues by **March 31, 2025**.

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 (517) 349-5159 or grabskis@sbcglobal.net.

If you want to combine your **2025** 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 with unpaid dues for multiple years.

Thank you to the high percentage of paid residences, the dues are kept low!

Sharon Grabski (Board member responsible for dues)