

PAYING YOUR ASSESSMENT:2010



First Colony Community
Association, Inc.
4350 Austin Parkway
Sugar Land, Texas 77479
281-634-9500
E-mail: acctg@firstcolony.org
Web Site: www.firstcolony.org

PAYING YOUR FCCA ASSESSMENT:

FCCA Assessments are billed annually and due in advance of the upcoming year. The assessment statement is mailed in mid-November and is due January 1st, 2010. Full payment must be postmarked by January 31st, 2010, to avoid interest and late charges and the envelope must be marked with the owner's return address and account number.

CRITICAL DATES:

January 1, 2010	Assessment is DUE
January 31, 2010	Grace period ends. Payments must be post-marked by January 31, 2010, otherwise the payment is late. Late charge is \$15 and interest is 10% per annum on the unpaid balance. Both are posted monthly as applicable.
After January 31, 2010	Late charge of \$15 and interest charged. Second notice sent.
After February 28, 2010	Additional late charge of \$15 and interest charged. Third notice, sent by certified mail.
After March 31, 2010	Title searches requested, account charged \$25 for Title search. Additional late charge of \$15 and interest charged. Fourth notice sent.
After April 30, 2010	Sent to attorney for demand letter. Account charged approximately \$85 for demand letter, late charge of \$15, and interest charged.
June 2010 and forward	Proceed with judicial foreclosure. Account charged for all attorneys' fees, late charges of \$15/month and interest. Attorney fees will be added to account balance.

WHERE TO PAY:

Mail Payment to Lockbox

Assessment should be paid through the lockbox at:

Prosperity Bank

P.O. Box 67

Sugar Land, TX 77487-0067

This is the return address reflected on the assessment statement and the return envelope provided for your convenience.

Mail or Bring to FCCA Office

Assessments are accepted at the FCCA Offices (4350 Austin Parkway Sugar Land, TX 77479) during normal business hours, Monday-Friday, 8:00AM-5:00PM. However, we strongly encourage you to send your payment to the Prosperity Bank lockbox.

PAYMENT PLAN OPTIONS:

- Payment Plan Form must be approved *in writing* by FCCA.
- Maximum period of 4 consecutive months (unless hardship is proven) and first installment must accompany Payment Plan request.
- For members over the age of 65; longer payment plan terms may be available, but can not extend beyond the current assessment year.
- Members with a history of late payments, defaulted payment plans, outstanding deed restriction fines, or legal fees on their account are not eligible for payment plans.
- Interest continues to be charged at a 10% per annum on unpaid balance at the end of each month.
- 5% per month late charge when Payment Plan terms are being fulfilled.
- \$25 per month late charge, if terms of Payment Plan are not fulfilled.
- The Association has the authority to deny any payment plan request submitted. If terms of the plan are not met, the plan becomes null and void.
- Payment Plan Request Forms are available on The Association's website at www.firstcolony.org under "Online Forms". Once the application and the first payment are received, FCCA will respond within 5 business days.
- The Payment Plan Form can also be downloaded from the website's "Resource Center" under Forms folder.
- Payment Plan Form and first payment must be submitted together in order to be considered for approval.

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VOLUNTARY CONTRIBUTIONS:

If your statement includes an amount for “Voluntary Contribution,” this is an amount determined and requested by your Neighborhood Representatives and will be used exclusively for special events or projects within your neighborhood. **Payment is optional.** See the special insert or call your Neighborhood Representative for details.

SPECIAL COMMENTS:

1. If you think your mortgage company is paying your assessment, please verify this with them. FCCA only sends statements to property owners, so if your mortgage company escrows for these assessments, you will need to forward a copy of your statement to them. If your mortgage company’s payment is late, you are still responsible for interest and late charges.
2. Any correspondence should be sent to the Association’s physical address, not the lockbox (P.O. Box).

SUMMARY OF 2010 ASSESSMENTS:

City of Sugar Land Single Family
Residences: \$679

City of Missouri City Single Family
Residences: \$879
(includes \$200 trash service)

Townhomes/Condominiums: \$538

Commercial Tract (per unit): \$538
(Each unit is 7,500 sq. ft. of land area)

(See related insert for budget and details)

For Assistance, please contact the
Finance Department
at (281)634-9589

