

Orchard Brook Homeowners Association 2025 Assessment Invoice

Association Assessments for the 2025 calendar year are now due and payable. Please see below for payment amount and methods of payment. As an incentive to residents to pay their assessments early, all residents who submit their assessments by February 28 will receive an entry into a raffle for 1 of 2 gift cards (one entry per address). If you have any questions, please reach out to the board.

Annual Assessment Amount: **\$1075.00 payable by March 31, 2025**

Interest of 1.5% per month, plus late fees of \$25 per month, will be applied to all payments received after the due date above. See related Covenant section shown below.

To Pay By Check:

Make check payable to:
Orchard Brook Homeowners Association

Send check to:
Orchard Brook Homeowners Association
Attn: Assessor
1089 35th Street
Downers Grove, IL 60515

To Pay Electronically:

Pay via Zelle. For a complete list of banks within the Zelle network visit [Zellepay.com/get-started](https://zellepay.com/get-started). Please send payment to **orchardbrookbookkeeper@gmail.com** and ensure you include your street address in the memo field so that we can accurately apply the payment to your household.

Complete the section below and return with your payment if paying by check:

Name	
Address	
Phone # (or email)	
Date	
Amount Enclosed	

11.7 Date of Commencement and Due Dates of Annual Assessments:

- (a) Annual assessments shall be for the calendar year and shall become due and payable on the first day of January of said year. The Board of Directors may authorize the assessment to be payable in more than one installment.
- (b) The due date of any special assessment shall be fixed in the resolution authorizing such assessments.

11.9 Effect of Non-Payment of Assessment:

- (a) If the assessment for any Lot is not paid on the date or dates established by the Board of Directors as being the date or dates upon which payment of the assessments is due, then such assessment shall be delinquent. It shall be the duty of the Association to bring suit to enforce such lien before the expiration hereof.
- (b) If the assessment is not paid within thirty (30) days after the date on which the assessment is due, the assessment shall bear interest from the date the assessment was due until the date on which it is paid at the rate of one and one-half percent (1-1/2%) per month or the maximum rate of interest per annum permitted by the usury laws of the State of Illinois, whichever rate shall be lower.
- (c) In addition to the foregoing, the Association may levy a late charge equal to twenty five dollars for each month or portion of a month after the due date in which the assessment is not paid to reimburse the Association for its increased handling of the account.
- (d) The Owner of the Lot whose one or more assessments are not paid on the date due shall bear the Association's costs of collection, including by way of example and not of limitation, the Association's attorneys' fees, court costs and witness fees.