

- [WELCOME TO CLEARVIEW ESTATES](#)
- [CURRENT EVENTS](#)
- [CALENDAR](#)
- [BOARD & COMMITTEE MEMBERS](#)
- [SEND US AN EMAIL](#)
- [BOARD of DIRECTORS](#)
- [MEETING AGENDAS](#)
- [ASSESSMENT DUES](#)
- [DOCUMENTS](#)
- [ACB - MEETING AGENDAS](#)
- [ACB - ARCHITECTURAL CONTROL BOARD: Procedures & Application Forms](#)
- [CONTACT THE ACB](#)
- [COMPLIANCE - Rules & Regulations](#)
- [Requests for Estoppel Certificates](#)
- [LINKS](#)
- [Newsletters](#)

ANNUAL ASSESSMENT DUES



Clearview Estates Annual Property Assessment

Under the Covenants of Clearview Estates, each property owner is responsible for the payment of an Annual Assessment. The purpose of the Annual Assessment is:

- Provide for the improvement, repairs, and maintenance of the public rights-of-way located within Clearview.
- Provide for the repair and maintenance of the riding trail fence.
- Provide for such maintenance as deemed necessary by the Board.
- Provide for the enforcement of the Covenants and Restrictions.
- Provide for other services which the Association is authorized by Covenants.

Annual Assessment Dues For All Property Owners

- **The current Annual Assessment Dues for 2024 is \$281.00 levied on each property.**
- The Management firm mails invoices for next year's Annual Assessment Dues to all property owners the first week in December of the current year.
- Invoices are mailed to the owner and address on record at the Citrus County Assessor's Office as of November 1st.
 - If your mailing address has changed and you have not notified the Citrus County Assessor's Office, immediately contact Rangel Rodriguez by email at rrodriguez@accessdifference.com to update your new address then contact the Assessor's Office.
- If you have not received the Invoice for next year's Annual Assessment Dues by December 31 of the current year, immediately contact Rangel Rodriguez by email at rrodriguez@accessdifference.com.
- "Written notice of the amount of the respective Annual Assessment should be given to each respective Owner; but the failure to give or receive such notice, or both, shall not invalidate any otherwise valid assessment." Covenants, Article V. Section 3
- Dues are payable on or before January 1st of each year.
- Personal checks or cashier's checks are the only acceptable form of payment. Checks must be payable in U.S. funds only.
- All money received will first be applied to any outstanding delinquent assessments, late fees, and interest charges owed by the property owner/s. Then any remaining money will be applied against current Annual Assessment Dues.
- Assessment Dues become delinquent if not paid by February 1st each year and a \$25.00 Service Fee is charged to the property owner.
- If the Dues are not received by March 1, an interest charge is imposed on the delinquent property owner at the rate of 1.25 percent per month on the unpaid balance commencing February 1st and continuing monthly until the Association receives all assessment monies. The interest charge is not compounded and equates to an annual rate of fifteen percent (15%). If still unpaid by July 1st, the account will be referred to our selected Collection Agency for immediate action.

Annual Grass Cutting Assessment For Vacant Lot Property Owners

- In addition to current Annual Assessment Dues, owners of vacant (unimproved) properties are required to pay for the annual cost of cutting their grass.
- For 2024, the Annual Vacant Lot Grass Cutting Assessment is \$272.00 for riding trail lots and \$144.00 for heavily treed lots. Vacant lots will be cut more per season, March through October.
- The Annual Grass Cutting Assessment is included in the Invoice for Annual Assessment Dues.
- The Annual Grass Cutting Assessment is subject to the same payment requirements, delinquent interest terms, and other conditions as the Annual Assessment Dues.

Mail your payment to: Clearview Estates of Citrus Hills, POA
PO Box 66035
Phoenix, AZ 85082

Collection Of Delinquent Assessment As Provided By The Covenants

- In the event Annual Assessments are unpaid, the Association may bring action at law for the collection of delinquent assessments against a property owner or owners personally obligated for the payment.
- The Association may record a claim of lien against the Property on which the assessment is unpaid.
- The Association may pursue one or more remedies at the same time or successively.
- The Association shall add the following to the total amount of the delinquent assessment:
 - Actual attorney's fees.
 - Costs of preparing and filing the claim of lien.
 - Costs of the complaint in such action.
 - Cost of the suite thereon.

For additional information, contact Rangel Rodriguez by email at rrodriguez@accessdifference.com.

*** Statements made on this page were taken, in whole or in part, from the Clearview Estates Covenants.**
*** Please read the Clearview Estates Covenants for the full content of legal duties and responsibilities imposed on the Association and the Property Owners. (Revised: 8-6-22 TC)**

Copyright © Clearview Estates Of Citrus Hills Property Owners Association, Inc. All Rights Reserved.

[Accessibility Statement](#)