



Dear Homeowner:

Enclosed please find your annual dues notice for 2022, which is payable on or before February 21st, 2022.

As a Board, we have strived to continue to maintain and improve our neighborhood to be an attractive, harmonious residential development having continuing appeal. Recent improvements include lighting features being added to both entrances, continued pond treatments, tree and landscape maintenance on all common areas and for the front pond, a new fountain has been procured for the Spring of 2022!

Dues for 2022 will be the same as last year, \$300.00. We have decided to maintain the previous due amount from 2021 knowing that we have improvements planned for 2022, we foresee continued pond treatments, tree maintenance, landscape maintenance, and knowing inflation has hit all sectors we are trying to be fiscally responsible for our neighborhood. The Board takes its role to maintain the character and value of all properties in our community very seriously, by ensuring an attractive, inviting entrance and common area for all to enjoy, hence the need to maintain the \$10.00 increase from 2021.

Regards,
GCW Board of Directors

Gates Creek West Homeowners Association
P O Box 585
Oswego, IL 60543-0585

Our Website: <https://www.gatescreekwestoswego.com>

Universal Homeowner Login: gatescrk

Password: GCWest2020 (case sensitive)

Gates Creek West Homeowners Association
Yearly Association Dues Invoice: 2022

Dear Homeowner,

Prompt payment of assessments by all owners is critical to the financial health of the Association and to the enhancement of the property values of our homes. Your Board of Directors takes very seriously its obligation under the Declaration of Covenants, to enforce the members' obligation to pay assessments.

If an assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the due date at an interest rate of one and one-half percent (1½%) per month or the maximum rate allowable by law, whichever is less and the Association may bring a motion against the Owner personally obligated to pay the same and to foreclose the lien against the property or both, and there shall be added to the amount of such assessment the cost of preparing and filing the complaint in such action. In the event that a judgment is obtained, such judgment shall include interest on the assessment as above provided and reasonable attorney fees to be fixed by the court, together with the costs of this action in favor of the prevailing party.

Please find below a summary of your Association fees that are due February 21, 2022. **Your check should be made payable to Gates Creek West Homeowners Association and mailed to:**

Gates Creek West Homeowners Association
P O Box 585
Oswego, IL 60543-0585

If you have any questions you can reach the board via our website at <https://www.gatescreekwestoswego.com>

Listed below are the Association Dues for the Current Assessment Year and any Past Due if applicable. Please remit payment by CHECK, accompanied with the portion below no later than February 21, 2022.

Please return this portion with your check no later than 02/21/22. Association Dues for 2022 are \$300.00

Past Due Amount (if any): \$

Home Owner Name(s): _____

Lot # _____

Address: _____

City / State / Zip Code: _____

Email Address (to update our records): _____