

Midtown Common Neighborhood Association
All Owner Update
April 16, 2020

Re: Neighborhood Association Dues
Verification Project

Dear Owners,

Many of you have contacted MPM about this year's and even last year's neighborhood association dues. I wanted to apologize for the delay in this information. Your governing documents, available at the neighborhood website, explain how these are determined, when they should be paid and how to pay them.

Madison Property Management's Condominium Division has taken on a large verification project for the association. We have been working with First American Title Company to verify all lots at the association. Over the last several years lots have been split and new buildings developed. We required accurate, detailed and recorded information in order to update our system and produce accurate information. The title search and project work verified lot numbers, parcel numbers, owners and owner addresses as well as property contacts.

We should have this information entered into our management system by mid-May and the correct dues letters mailed to all current lot owners.

We plan to send a full accounting of all dues owed to each lot owner or the registered agent for each lot. Each property at Midtown Commons pays their yearly dues differently. You have single family homes or duplex's, 4-plex apartments and condos, large apartment complexes and large condominium associations not to mention some commercial properties. Each one of these entities is different and has a different payment system.

In addition to updated information in MPM's management system, we will be able to accurately determine past dues amounts and delinquent accounts. The MPM Condominium Division refers all delinquent accounts of one year's dues or more to an outside collection attorney.

Thank you for your patience in this matter. The completion of this project will make the yearly dues system almost automatic in our system ensuring prompt delivery of notice.

Thank you

Patrick Nowak

Agent of Midtown Commons Neighborhood Association

Madison Property Management
Condominium Division
patrickn@madisonproperty.com