Nisqually Estates Homeowners Association

PO Box 2986
Yelm, WA 98597
Hoa@nisquallyMeadowshoa.com
November 25, 2026

Invoice for Annual HOA Dues

Dear Homeowner
We hope this letter finds you well. As a valued member of the Nisqually Meadows HOA, We appreciate your continued support and contribution towards maintaining our neighborhood's excellence. This letter serves as an official invoice for the annual HOA dues for the Year 2027.

Invoice Details:

Homeowner Name:
Property Address: Phone Number:
Lot #: Email Address:

Description	**Amount**		
Annual 2027 HOA Dues:	$300		
Late fee	$0		
Total Amount Due	$300.00	Due Date:	January 1, 2027

Please ensure that your payment is received on or before the due date to avoid incurring late fees. If you have sent payment and you receive an additional billing, this means the HOA has not processed, or received your payment.

Payment Options:

* Online Payment: You can conveniently pay your annual HOA dues online by visting our website at https://www.nisquallymeadowshoa.com/annual-dues Homeowners that choose this service, are agreeing to take the responsibility for the additional fee which will be: 2.9% of the total transaction amount plus 0.30 cents. if you pay with American Express you will be billed wiith addtidional fee 3.7% +0.30 cents . If you submit an electronic payment, and choose to cancel the payment after your submission, you will not be able to receive a refund of the fee amount that was paid. Please take note that a credit/debit transaction can take up to 3 days to process. When payment is made you will receive a receipt for the payment, please hold on to this for your records, as verification of payment. A payment will not be considered late, as long as it was submitted before the due date.

* **Check/Money Order Payment:** If you prefer to pay by check, please make your check/money payable to Nisqually Estates HOA and send it to the following address: PO Box 2986, Yelm WA 98597 or make arragements with a Board Member (Board: Melissa Worthington, April Newman,Tara Jaksha, Seirra Thornberry, Linda Hill)

*DO NOT take your dues payment directly to BECU. There is no way for us to tell who's payment belongs to who. We are not responsible for lost payments or payments we can not identify. Late fees will be attached.

Important Dates:

***Annual Due Date:** January 1st 2027
***Interest Starts:** January 15th 2027
Interest will accrue at the rate of 12% per year or 1% per month for any portion thereof that is past due beginning January 15th, 2027.
***Lien Placement:** March 3rd 2027
A lien could be filed for any existing balance beyond February 15th, 2027. If not recieved by February 28th the account will be forwarded to the HOA Attorney to have a lein placed on the property. All costs associated with the lein and the attorney are the responsibility of the homeowner.

Infomation:

If you would like to consent to receive email communications about HOA related items in the future, please consider filling out the attached sheet with your name and email address, to be added to our emailing list.

Thank You,
Nisqually Meadows HOA Board
PO Box 2986
Yelm, WA 98597