

# Global

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## Property Services

To: All Unit Owners

Date: November 17, 2014

Re: Important Law Change – **PLEASE READ**

The Massachusetts Court of Appeals has made a decision that will change the way outstanding condominium fees are collected. The new law will require us to start the legal collection process much sooner than before. In the past, we would send your file to an outside collections attorney after 120 days of unpaid condominium fees. At that point, the attorney would put a priority lien on your unit and start the foreclosure process. Due to the new law change, we will now be required to start this process after 60 days.

Please remember, once the file is sent to legal collections, the attorney and court fees start piling up and will be added to your outstanding balance. The two months of condominiums fees you owed, can quickly add up to thousands of dollars once the legal collection process begins. It is your responsibility to make sure this does not happen to you. In the past, we would send out numerous warning letters to delinquent owners during that 120-day period urging them to pay. Due to this new shorter time frame we have to work with, we will no longer be doing that. This letter will serve as your warning. Please make sure your condominium fees are paid on time and in full to prevent the collection process.

If you have any question or concerns, please feel free to call our office at 508-252-4010.

Sincerely,

Global Property Services