

## Assessment Fee FAQ's

*Radisson Community operates on a Fiscal Year from April 1<sup>st</sup> through March 31<sup>st</sup>*

*Q: What are the Quarterly Assessments?*

A: There are 3 types of assessment fees that are charged to each Radisson property owner. The descriptions below give details of each assessment. Assessments are calculated on an annual basis, but are billed quarterly. The following details are based on our Fiscal Year 2020 budget.

**Operating Assessment:** The Operating Fund is used for day-to-day operations of the community. This assessment is calculated based on the square footage of the property, at the rate of \$0.2875/sq ft. The RCA maintains many amenities, which are available to all community residents. Basketball and tennis courts, baseball and soccer fields, walkways, a swimming pool, outdoor pavilions, a boat launch and a community center are a few examples. The Association also provides services for the community, such as: yard waste pick up; recreational events; aquatic programs; community newsletter; an association website; and Architectural Standards & Covenant administration. The RCA also maintains Radisson Common Property, which includes expenses for the Emerald Ash Borer, tot-lots and retention ponds.

**Capital Assessment:** The Capital Fund is used to maintain, replace and purchase the community's capital assets, such as lawn mowing and snow removal equipment, repairs to the facilities (i.e. the RCA Office, Oberon Pool), walkway paving and tot lot upgrades. The Capital Assessment is an annual, flat rate fee of \$73.40, billed quarterly at \$18.35/quarter.

**Trash Assessment:** This assessment is for the community-wide trash and recycling service. The annual fee for this service is \$214/year per household, or \$53.50/qtr. (*Note: the trash assessment is NOT applicable for the apartment complexes or condo associations, as they provide their own trash service to their tenants*)

***NOTE:*** *The condos within the Radisson Community are managed by Condo Associations, who have additional dues and standards. Please check with the applicable condo association for further details on a specific property.*

*Q: When is the assessment due?*

A: The assessments are billed on a quarterly basis and are due the 1<sup>st</sup> day of the current quarter; as follows:

- 1<sup>st</sup> Quarter: April 1<sup>st</sup>-June 30<sup>th</sup> (due April 1<sup>st</sup>)
- 2<sup>nd</sup> Quarter: July 1<sup>st</sup>-September 30<sup>th</sup> (due July 1<sup>st</sup>)
- 3<sup>rd</sup> Quarter: October 1<sup>st</sup>-December 31<sup>st</sup> (due October 1<sup>st</sup>)
- 4<sup>th</sup> Quarter: January 1<sup>st</sup>-March 31<sup>st</sup> (due January 1<sup>st</sup>)

*Q: Can the assessment be paid for the year?*

A: YES! The assessment can be paid in full by simply multiplying the first quarter (April) assessment amount by 4 to calculate the annual amount.

*Q: Is there a discount to pay the assessment in full for the year?*

A: No. We are not able to offer a discount for advanced payment as each assessment is accounted for in the budget passed by the RCA Board of Directors.

*Q: What payment options does the RCA offer?*

A: For **assessments only** we offer a variety of payment options:

- Online Bill Pay: Add Radisson as a Payee through your bank (or bill paying service) and send payment to our lockbox address. Many banks do not charge for this service and payments can often be scheduled in advance.
- Paylease: Click *Make a Payment* on the *My Account > Payments* web page and you will see your RCA account information, no additional log in required. Credit cards, debit cards and PayPal accepted. Processing fees apply.
- Union Bank: Another online payment option at [www.hoabankservices.com](http://www.hoabankservices.com). You will need to setup a login/password separate from your Radisson Community login. eCheck accepted. Credit cards accepted with a processing fee.
- Auto Withdrawal by RCA: Radisson can take payments out when due and adjust the amount if needed. Fill out an ACH request form (available on website and in RCA Office) to get started for the next Quarter. There are no additional fees.
- Mail: Put payment stub and paper check into remittance envelope and mail to the (preprinted) lockbox address.
- RCA Office: Drop off check/cash and payment stub at the RCA office. A drop box is available after hours.

**Please Note:** Quarterly charges will not be posted on homeowner accounts until the first day of the Quarter. ie. October—December charges will not be displayed in the Balance due until October 1.

*Q: Where do I send my assessment payment?*

A: It is recommended that all assessment payments be sent directly to our lockbox in Atlanta, GA. Although payments will be accepted in the RCA Office, there will be additional processing time since we must forward those payments to the lockbox as well. *Lockbox/Processing Center Address:*

**Radisson Community Association  
P.O. Box 105007  
Atlanta, GA 30348**

*Q: Is the assessment prorated upon sale of a residential property?*

A: No. Payment received, or due, reflected on account statement is prorated by the attorneys at closing. The RCA, Inc. does not refund any assessments paid. Any credit balance, or balance due, on a homeowner's account will transfer over to the new property owner.

*Q: What is the Amenities Equalization Assessment (AEA)?*

A: As of October 1, 2005 the AEA was levied to the purchaser of a Radisson Community, residential property. The purpose of the AEA is to expand and/or improve common areas and common amenities. The AEA is currently calculated at .25% of the purchase price of the residential property. This will apply to new homes as well as existing homes and is payable at time of closing. Payments should note **Radisson Amenities Fund** in the memo and be submitted directly to the RCA Office at 3128 Amesbury Drive, Baldwinsville, New York 13027.

Exemption from the fee is granted if either of the following applies: a Purchaser who has been the Owner of another Residential Lot which has served as said Purchaser's principal residence for two consecutive years immediately preceding the purchase of the subject residential lot, provided said Purchaser sells the other residential lot within 90 days; or a Purchaser who has been a full time resident of an apartment within Radisson during the entirety of the two consecutive years immediately preceding the purchase of the subject Residential Lot.

*You can contact the RCA Accounting Department, Monday–Friday from 8:00am-5:00pm at 315-635-7171. Or email Kathleen Matukas, Accountant at [kathleenm@radissoncommunity.org](mailto:kathleenm@radissoncommunity.org) or Lynn Africa, Accounting Assistant at [accounting@radissoncommunity.org](mailto:accounting@radissoncommunity.org).*