

DUES ----- DUES----- DUES-----



The annual Running Man Community Association (RMCA) dues for the 2012 calendar year are now due. **The 2012 dues are \$150.00 per house or lot owned.** These are annual dues.

Payment is due no later than January 31, 2012. Please make your check in the amount of \$150.00 payable to RMCA and mail it to Running Man Community Association, P.O. Box 2114, Poquoson, VA 23662. Be sure to include your Running Man street address on the check to ensure proper credit of your account. Please note that a late fee of \$25.00 plus interest at the Virginia State Court approved amount of 9% per year (.0002466 per day) as well as any legal and processing fees (beginning at \$85), will be applied on all payments made and postmarked after January 31, 2012 and received after February 4, 2012 in accordance with the Covenants and Bylaws. To avoid additional charges and the initiation of lien action, please make payments on time. Late payments will be turned over to our attorney on February 15 for action in accordance with covenants and bylaws. Once turned over, additional charges are applied and must be collected to avoid further action and fees.

Thank you for your cooperation in this manner.

REFUNDS???????



The matter of dues is with the lot (not the owners of the lot) and paid by the lot owner once it is recorded in the York County books as a deeded lot. This is usually when the developer, Harrison & Lear plats and records the lot. They then typically sell the lot to a builder (or a buyer). At that time we take a prorated amount for the dues depending on the month it is recorded.

At the time of sale to the new owner or a transfer of property from one owner to another, the attorney should consider the amount of dues that were paid and based on the fact that they are due each January, prorate that between the two parties at time of closing. We (Running Man Community Association) DO NOT refund any dues. That is a matter between the selling and buying parties via the closing settlement. You need to discuss that with your closing attorney. All lots in Running Man are paid for the year and new assessments become due each January and must be paid by 30 January of each year for a full year by the then current owner to avoid any late charges, legal actions, or liens.

The bottom line is, this a matter between yourself, and the people who handled your closing. The Running Man Community Association doesn't get involved because the [prepaid](#) dues are considered a part of the property transfer. Your closing official should be able to calculate the difference in prorating depending on the two dates considered for closing. I suggest you contact your real estate agent and/or lawyer that will represent you at settlement.

RENTING????????



If you move out of Running Man but are renting your house, you'll need to send a change of address to Running Man Community Association to ensure that you don't get any late charges, legal actions, or [liens](#) on your property. Please send your new mailing address to:

Running [Man](#) Community Association, Inc
P.O. Box 2114
Poquoson, Virginia 23662