



Daylesford Lake Condominium Association  
183 Daylesford Blvd  
Berwyn, Pa 19312  
(610) 407-4347

February 16, 2017

Dear Daylesford Lake Homeowner:

**Subject:** \$300 Reserve Contribution assessment due on March 1, 2017.

This letter is to notify you that the \$300 (Three Hundred Dollar) Reserve Contribution assessment will be due on March 1, 2017. If you have already paid this assessment, you may disregard this letter. The \$65,700 collected from this assessment will be used to partly fund the Association's \$163,561 budgeted reserve contribution that is required by Fannie Mae and Freddie Mac Regulations, a requirement which we must comply with, in order to enable them to underwrite mortgages for Daylesford homeowners. This assessment is in addition to the \$555 monthly assessment which is due by the first day of each month.

**Details of this payment were provided to all homeowners in the 2017 Budget package which included the 2017 Budget and a letter concerning this payment.**

- **If you use a coupon book to pay your monthly fees:** You received a book in the mail in December which includes a reminder for the \$300 payment.
- **If you use direct debit (ACH):** If you are already signed up to have Pinnacle automatically deduct the monthly fees from your bank account, you do not need to take any action.
- **If you pay your fees on the Community Association Bank website at: [www.cabanc.com](http://www.cabanc.com).** You will need to make sure that you make one additional payment.

Detailed payment instructions are also attached.

If you have any questions, please contact Rosemarie Weiss at 610 407-4347 or [rosemarie@daylesford-lake.com](mailto:rosemarie@daylesford-lake.com).

Thank you in advance for your support.

Sincerely,

Board of Directors  
Daylesford Lake Condominium Association

## **Reserve contribution Assessment Payment Instructions & Frequently Asked Questions**

- Q. How can I pay the Reserve Contribution assessment?
- A. You can pay the Reserve Contribution assessment by check or direct debit (ACH) or online using an e-check or credit card.
- Q. If I already pay by direct debit (ACH) do I need to do anything?
- A. No. If you already pay your monthly fee by direct debit (ACH) you do not need to do anything. Pinnacle will deduct the additional \$300 on March 1, 2017.
- Q. What if I do not want the additional \$300 Reserve Contribution assessment to come out of my direct debit (ACH) account and want to pay by check?
- A. If you do not want the additional \$300 to come out of your direct debit bank account you will need to send an email to [manager@daylesford-lake](mailto:manager@daylesford-lake) to let Rosemarie know that you do not want the additional \$300 to be automatically deducted from your bank account and that you will pay by check.
- Q. What will happen if I decide not to have the additional \$300 deducted from my bank account?
- A. You will need to pay your monthly fees and the Reserve Contribution assessment by check or online by e-check or credit card.
- Q. Where do I send my check for the monthly fee and the Reserve contribution assessment payment?
- A. Daylesford Lake Condominium Association.  
c/o Pinnacle Realty Services,  
P.O. Box 64894  
Phoenix AZ 8502-4894
- Q. Can I pay my monthly fee and Reserve Contribution assessment online?
- A. Yes. You can pay your monthly fee and Reserve Contribution assessment by credit card or e-check by going to the [www.cabanc.com](http://www.cabanc.com) website.
- Q. Is there a fee for paying my fees by credit card?
- A. Yes. There is a \$10 fee per transaction for paying your monthly fees or Reserve contribution assessment online using a credit card
- Q. If I have any questions concerning the Reserve contribution assessment and how to pay it who should I contact?
- A. You should email Rosemarie at [manager@daylesford-lake.com](mailto:manager@daylesford-lake.com) or call her at 610- 407-4347.