

Assessment Delinquency Fees

Hampshire Homeowners Association, Inc.
Zionsville, Indiana

Effective January 1, 2026

Assessment payments fund the activities of the Hampshire Homeowners Association (HOA) and are necessary for the maintenance, upkeep, and improvement of common amenities within the neighborhood. Streetlights, fountains, the pool, the woods, the playground, pathways, and more are built, improved, and maintained with funds from biannual assessments paid by homeowners. As such, prompt, on-time payment ensures that the HOA can pay these bills and ensure high quality amenities.

Data from 2023 - 2025 shows that 10% - 20% of Hampshire households habitually submit payments late, indicating that fees for tardy payments are not enough to deter this behavior. As such, in March of 2025, the HOA Board voted unanimously to increase the fee from \$25 to something more. Here is the rule:

Assessment late fees are now 50% of the biannual payment or \$400, whichever is greater. This fee will be assessed independently on both biannual payments.

This change in late fee amount does *not* change the policies that define what the Board considers a late payment; these internal policies, which are applied evenly to every homeowner remain the same. The exact terms of these policies will not be made public other than to say that the Board *may* choose to issue a warning rather than the late fee if a payment is a few days late or a few dollars short.¹ The Board reserves the right to change these internal policies.

The table below shows some sample calculations of this fee:

Annual Assessment	Biannual Payment	Delinquency Fee
\$600.00	\$300.00	\$400.00
\$1,600.00	\$800.00	\$400.00
\$2,000.00	\$1,000.00	\$500.00

For example, say a homeowner is late in paying a winter installment of \$800. This homeowner would be assessed a \$400 fee payable immediately. Say this same homeowner is late *again* in the summer installment. That would be *another* \$400 late fee. As another example, consider the same situation, but, this time, the biannual payment is \$1000. Being late in the winter would carry a \$500 late fee; being late in the summer would carry *another* \$500 late fee.

Of course, the best way to avoid this fee is to pay the correct assessed amount on time. Once due, the required payment amount can be found in your account on TownSq. Payments are due *by* January 1 and July 1 each year. For those that choose to use the post office, please plan accordingly as these dates are *not* postmark dates.

Questions? Comments? Contact us at board@hampshirehoa.com.

¹ Note that the Board's intent is to issue exemptions only in *rare* cases governed by extenuating, unusual circumstances. The Board reserves the right to issue late fees to houses that habitually test the limits of policy, regardless of the difference between the amount submitted and the lateness of the payment.