



Venice Subdivision Association Inc
Wixom Lake, Beaverton MI
www.teshio.com/venice.html



June 1, 2024

SUBJECT: VSA Dues Information

OVERVIEW

Parcels in Venice Subdivision (Plats Venice 1, Venice 2, Venice 3, and Venice 3 Amended) in the State of Michigan, Gladwin County, Billings Township, Section 33, Township 17N, Range 01E are subject to annual dues mandated by the Subdivision Covenant (Restrictions) filed at the Register of Deeds Office Gladwin County, Gladwin, Michigan on the 13th day of October 1965 in Liber 200, Page 249. The purpose of annual dues is to pay bills (taxes, insurance, special assessments, upkeep, and such) on the VSA Beach Lot located on S Pine St. Also, for VSA Board Operations; member services. The VSA By-Laws (filed at the Register of Deeds Office Gladwin County, Gladwin, Michigan on the 13th day of April 2023 in Liber 1264, Page 984) guides the VSA Dues Collection Process.

HOW MUCH ARE VSA ANNUAL DUES

The amount is closely looked at every year to decide what is needed to pay obligations mentioned in the Overview Section above. It is a lawful and fiduciary responsibility to pay VSA Annual Dues on time. Also, a moral responsibility, a member not paying causes all other paying members to pay more to make up for the lack of incoming funds.

WHEN IS THE VSA FY AND REQUIRED REPORTING

VSA Fiscal Year (FY) is different from a typical Calendar Year Accounting system. Our FY runs from June 1st to May 31st. At the end of the FY a Treasurer's Report is generated for the Annual Meeting (First Saturday after Memorial Day) and included in the Annual Meeting Minutes. Once accepted the VSA Treasurer, because VSA is a corporation, files a report to the US Internal Revenue Service. Even though VSA has no reportable income (dues are not income per IRS rules) because it is a corporation annual reporting must be done. State of Michigan reporting is not needed because no income is generated.

HOW ARE DUES COLLECTED

Current FY Dues are owed after June 1st; however, they are not normally collected until the following May (dues notices go out with the Annual VSA Spring Letter). It is expected that annual dues are paid by May 31st. Per the VSA By-Laws dues are paid via Check or Cash.

WHAT HAPPENS IF DUES DO NOT GET PAID PER THE BY-LAWS

The non-payment process is outlined in the VSA By-Laws. VSA attempts contact by US Mail with the last attempt being sent via Registered Mail to the address associated with paying County/Township property taxes. If all else fails VSA files a Lien on the Parcel(s). If a member falls behind on dues, they can always show Good Faith and work a payment plan out with the VSA in lieu of doing nothing. Using no one told me about mandatory dues when I bought property in Venice Subdivision is not a valid reason for non-payment (see next section for more information).

SELLING AND BUYING PROPERTY IN VENICE SUBDIVISION

Sellers of property in Venice Subdivision must disclose that owning property in Venice Subdivision automatically makes new owners(s) a member of VSA (a Homeowners Association (AKA HOA)), per state law (Seller Disclosure Act (92) of 1993 (section 565.957 Disclosure), with parcel restrictions and annual dues. Of note, when using a realtor this is on the Michigan Board of Realtors' recommended Seller's Disclosure State Form (i.e., FROM H JAN/06). There is also a separate Homeowners Association/Condominium Status Form used at Closing. The Title Company requests the VSA Treasurer a Dues Status Letter before the Homeowners Association/Condominium Status can be filled out. This letter must come directly from the VSA Treasurer, the member cannot provide it. If you are thinking about buying or transferring property in Venice Subdivision on a Quick Claim Deed or other similar process be aware that annual dues are mandatory.

WHAT SHOULD I DO IF I HAVE A VSA LIEN ON MY PROPERTY AND WANT TO OFFER IT

Seldom does VSA place Liens on parcels for non-payment of annual dues. But it does happen. If this is the case the Lien must be cleared before a Dues Status Letter (see above section) can be generated. The clearing of a Liens is a lengthy and costly process for both the member and the VSA. **It is important to remember the VSA Treasurer is not a full-time job. There are times the Treasurer may not be available for weeks or even more.** It's not VSA fault if there is an issue with a member with a VSA Lien on the parcel(s) needing to sell a parcel(s) or clear a Lien on short notice.

CLOSING

If you ever have any questions on dues contact the VSA Treasurer. If unsure who that is please see the State of Michigan, Licensing and Regulatory Affairs, last VSA filing for current Board Officers. As of the date of this document, it is Jill Wiseman, phone number 989 – 435 - 4993. If the Treasurer is unavailable, please contact the VSA President or Secretary.



Last Item