



Assessment Fee FAQ's

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 are to be made payable to **Radisson Amenities Fund** and 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.

NOTE: Radisson Community operates on a Fiscal Year from April 1st through March 31st

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 2019 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 \$0.2847/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 \$71.80, billed quarterly at \$17.95/quarter.

Trash Assessment: This assessment is for the community-wide trash and recycling service. The annual fee for this service is \$206/year per household, or \$51.50/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.

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Q: When is the assessment due?

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

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

Q: Can the assessment be paid for the year?

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

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

A: Unfortunately, No. We do not 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:

ACH: Upon completion of the ACH form the assessment can automatically be debited from the homeowner's checking account on or about the due date every quarter. This eliminates quarterly statements.

eCheck: payment can be submitted with an electronic check online by going to www.hoabankservices.com.

Credit/Debit Card: Assessments can be paid via credit/debit card by going to www.hoabankservices.com for a nominal fee. Credit/Debit cards cannot be processed in the RCA Office.

However, we accept only cash or check in the RCA Office for all payments.

Q: Where do I send my payment?

A: Payment can be sent in the remittance envelope provided with the statement to our lock box in Atlanta, GA. for faster processing, but payments are also accepted in the RCA Office.

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.

You can contact the RCA Accounting Department, Monday–Friday from 8:00am-5:00pm at 315-635-717. Or you can email Kathleen Matukas, Accountant at kathleenm@radissoncommunity.org or Lynn Africa, Accounting Assistant at accounting@radissoncommunity.org.