

Assessment Fee FAQ's

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 2024 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 \$0.3021/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 \$83.00, billed quarterly at \$20.75/quarter.

Trash Assessment: This assessment is for the community-wide trash and recycling service. The annual fee for this service is \$306.40/year per household, or \$76.60/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.*

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 (April) assessment amount by 4 to calculate the annual amount.

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

A: No. We are not able to 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:

- Online Bill Pay: Add Radisson as a Payee through your bank (or bill paying service) and have payment sent to our lockbox address. Many banks do not charge for this service and recurring payments are typically an option.
- Auto Withdrawal by RCA (ACH): Radisson can take payments out when due and adjust the amount if needed, meaning you never worry about a missed payment! Fill out an ACH request form (on website/in RCA Office) to get started for the next Quarter. There are no additional fees.
- Zego/Paylease: Click the *Make a Payment* button on the *My Account > Payments* web page and you will see your RCA account information with no additional log in required. Credit cards, debit cards and PayPal accepted. Processing fees apply.
- Pacific Western Bank: Make payment online at www.hoabankservices.com. You will need to setup a login/password separate from your Radisson Community login. eCheck accepted. Credit cards accepted with a processing fee.
- Mail: Put payment stub and paper check into the remittance envelope and mail to the (preprinted) lockbox address.
- RCA Office: Drop off check/cash and payment stub at the RCA office. There is a drop box outside the entrance door.

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.

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 should note **Radisson Amenities Fund** in the memo and be 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.

You can contact the RCA Accounting Department, Monday–Friday from 8:00am-5:00pm at 315-635-7171. Or email Kathleen Matukas, Accountant at kathleenm@radissoncommunity.org or Lynn Africa, Accounting Assistant at accounting@radissoncommunity.org.