



September, 2025

Dear CROA Owner,

As you are all aware, HOA & Condo Associations get hit hard when owners choose to disregard their financial obligations as it relates to association assessments. This places an unreasonable burden on those owners who pay their assessments on time.

Your Board of Directors has researched a method to recover these fees with the least amount of expense to the owners.

As a result of this research, the Board has decided to engage a third-party collection firm called Axela to recover these debts. The advantage to Cherry Ridge owners is that CROA will no longer be absorbing the cost of collections in the operating budget. These costs will be passed on to the delinquent accounts/owner.

If your account is currently delinquent in any amount, we are offering one final opportunity to make arrangements with the Association before your account is turned over for collection (90 days arrears). Once your account is sent to the collection agency (Axela) you will immediately incur a \$400.00 administrative fee in addition to your past-due amount.

If this applies to your account, please contact Invest West Management at any of the methods below no later than October 31, 2025:

Payment Options

Online Portal (Preferred Method):

<https://portal.iwmhoa.com/login>

Mailing or Bank Bill Pay:

Address payments as follows:

Cherry Ridge Owners' Association
C/o Invest West Management
PO Box 94613
Las Vegas, NV 89193-4613

Make checks or bank bill pay payable to: **Cherry Ridge Owners' Association**
Include in the "Notes" section: **Your account number**

If you have any questions regarding your balance, need assistance setting up your payment method, or have general questions about your account, please contact IW directly: *Please note: Invest West handles all accounting functions.*

Thank you

Cherry Ridge Board of Directors

Invest West Management

info@iwmhoa.com

360-254-5700