

NEW TAX COLLECTOR (introduction to Ed and Operating Policies for collecting tax revenues)

Ed Bader recently was named Tax Collector of the Association after Brenda Armstrong rendered her resignation after three years as Tax Collector. We appreciate very much Brenda's efforts in improving our tax collection system.

Ed Bader has been our Budget Chair and will continue in that role as he assumes the Tax Collector position. The Board of Governors last summer decided the timely collection of taxes would be a high priority for the Association. To achieve this goal, the membership was encouraged to paid their taxes within the one month grace period or be subject to the long standing procedure of assessing a 1.5% interest charge on all taxes not paid within the one month grace period. A majority of our members responded appropriately and paid their taxes within the one month grace period. Collection of the 1.5% interest charge per month on other late payers and other delinquencies is on-going. In addition, liens have been placed on all delinquent accounts that are two years or more delinquent.

Collection efforts continued in the fall and winter when at the recommendation of the Tax Collector the Board of Governors approved engaging legal counsel to assist in the collection of the largest delinquent accounts. This process is underway and as an independent tax district, the Association's Tax Collector and legal counsel will follow established legal procedures to collect all of the delinquent taxes.

Finally, the Board has authorized the Tax Collector to investigate utilizing a standardized tax collection system used by many towns and tax districts in New England including the Town of East Haddam. All of these procedures will insure the Association collects a significant amount of taxes on a timely basis so that the burden of funding the annual budget of the Association is carried by all of the members and not just 85% of the members who pay their taxes on a timely basis.