

VERONA GARDENS HOMES ASSOCIATION

Annual Assessment “Dues” Notice Addendum

Fiscal Year June 01, 2026 – May 31, 2027

May 2026

This notice addendum is provided as a mini resource guide and to provide supplemental information in support of the 2026-27 ASSESSMENT NOTICE statement that you receive shortly after the annual membership meeting. The annual budget has been approved and the annual assessment/dues amount is \$425.00 for the 2026-27 fiscal period. The statement you receive will reflect your outstanding balance of dues owed as of the statement date.

IMPORTANT ONLINE HOA RESOURCES

VERONA GARDENS (VG) WEBSITE: If you have not registered as a homeowner, please do so at www.veronagardens.org. The site contains the most comprehensive community information. Registered users can link to the HOMEOWNER PORTAL to pay dues online, opt to receive proactive communication regarding important or time sensitive issues and reminders as well as receive quarterly e-newsletters. You may also use the “Report Neighborhood Issues” link to contact Young Management Group (YMG) if you need account information, have questions or wish to report issues that need attention in Verona Gardens.

HOMEOWNER PORTAL: The homeowner portal is provided by YMG. Residents can opt in to electronic billing, access account statements, pay dues online, verify payment status, see financials, etc. Scheduled ACH payments are free. One-time ACH payments are \$2.25. Credit card processing fees apply. The site can be accessed directly at https://portal.ymginc.com/home_v2/login or via a link from the Homeowner Access Menu on the VG HOA website. Registration is required. If you are already registered you can use your existing login.

FACEBOOK: Join the private VG FACEBOOK group to have access to view events, connect with neighbors and post or comment in the group. A link to the group page can be found on the VG HOA website.

NEXTDOOR: Consider signing up for the NEXTDOOR website. It can have useful information from ours as well as nearby neighborhoods.

REMINDERS:

- Don't forget to close your garage doors
- Put your outgoing mail in the Official blue USPS mailboxes to minimize thefts
- Keep your trees trimmed 10 feet above sidewalks
- Keep yards well maintained



Verona Gardens
Website



Homeowner Portal



Verona Gardens
Facebook Group

Contact Young
Management to opt-in
to Electronic Billing

Documents related to the annual meeting will be posted on the Verona Gardens website under **2026 Annual Meeting** as they become available.

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The 2026-27 annual assessment is **\$425.00**.

Available Payment Options and Instructions:

Paper Check or Money Order

Payable to: Verona Gardens Homes Association	Mail to: Verona Gardens Homes Association P.O. Box 98203 Phoenix, AZ 85038	Please include your account number in the memo line of your check.
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OR

eCHECK or CREDIT CARD

Visit the HOMEOWNER PORTAL to pay online. Note that registration is required for both the Verona Gardens website and Homeowner Portal to gain full access to all HOA information and take full advantage of account related options.	One-Time ACH Pymt Fee: \$2.25 per transaction Scheduled ACH Pymts Fee: \$0.00 per transaction <i>Schedule ACH by May 31 to avoid 2026 fee as well</i> Credit card processing fees apply
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**** Contact YMG if you have any account or payment related questions ****

Legal Obligation and Collection Policy Highlights

DUES ARE A MANDATORY, LEGAL OBLIGATION OF HOME OWNERSHIP in Verona Gardens. Dues cover the cost of your trash services as well as for upkeep of our subdivision. Payment is the responsibility of the **legal property owner** and every effort has been made to ensure this information is sent to the owner/address of record.

Key Collection Policy Information

DATE	ACTIONS	FEES SUMMARY
July 1 st	Dues are delinquent Late fee applies Trash services suspended	Late Fee: \$25.00 per month
Sep 15 th	Lien may be filed at the Johnson County Courthouse against your home for the full amount due, including lien fee.	Lien Fee: \$390.00

** The full language of the collection policy is published on the Verona Gardens website under Association Documents. **

Please contact Elisa at Treasurer@veronagardens.org if you:

1. Have questions
2. Need to make payment arrangements
3. Have knowledge of a vacant/distressed property
4. Are renting or leasing and unable to forward invoice to your property owner or manager
5. Have otherwise been invoiced in error

Thank you.

THE VERONA GARDENS BOARD OF DIRECTORS
ELISA HOOKS, Treasurer